

32.1 ACRES

INDUSTRIAL VACANT LAND

FOR SALE

0 COLONEL FOSTER DRIVE, MONTGOMERY, NY 12575



APPROVED
FOR 100,000 SF
WAREHOUSE



EASY ACCESS
TO I-84 & I-87



ALONG 17K
INDUSTRIAL
CORRIDOR



STANDBROKERAGE
COMPANY
4 Executive Park Drive
Albany, NY 12203
standardbrokerageco.com

TYLER CULBERSON, SIOR
President & Principal Broker
M: (518) 857-0586
O: (518) 618-0590, ext. 402
E: tculberson@standardbrokerageco.com

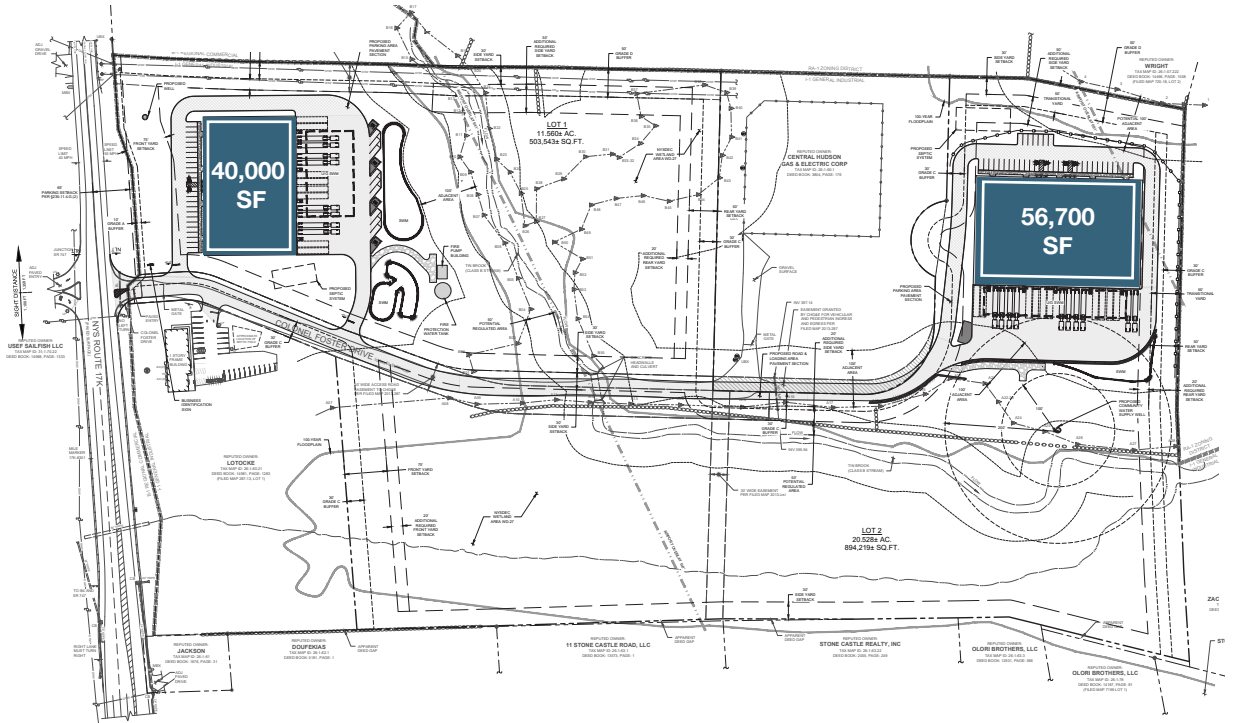
SHAUN MCDONNELL
Licensed Real Estate Salesperon
M: (203) 209-5095
O: (518) 618-0590, ext. 403
E: smcdonnell@standardbrokerageco.com

FOR SALE | 0 COLONEL FOSTER DRIVE, MONTGOMERY, NY 12575

PROPERTY OVERVIEW

Lot Size	32.1 Acres
Asking Price	\$4,000,000
Real Estate Taxes	\$6,624 (Est.)
Property Type	Vacant Industrial Land
Street Frontage	393 ± ft
Utilities (Gas & Electric)	Central Hudson
Water	Municipal
Municipality	Town of Montgomery
Zoning	Industrial, Town of Montgomery
Delivery	Immediate
Additional Details	Approvals for two separate flex space, multi-use or multi-tenant buildings. The 40,000 SF building has 393 feet of frontage on Route 17K and the 56,700 SF building is to the rear of the property.

*** APPROVED ***



**CLICK TO VIEW
APPROVED
SITE PLAN**



**CLICK TO VIEW
PLANNING
BOARD
RESOLUTION**



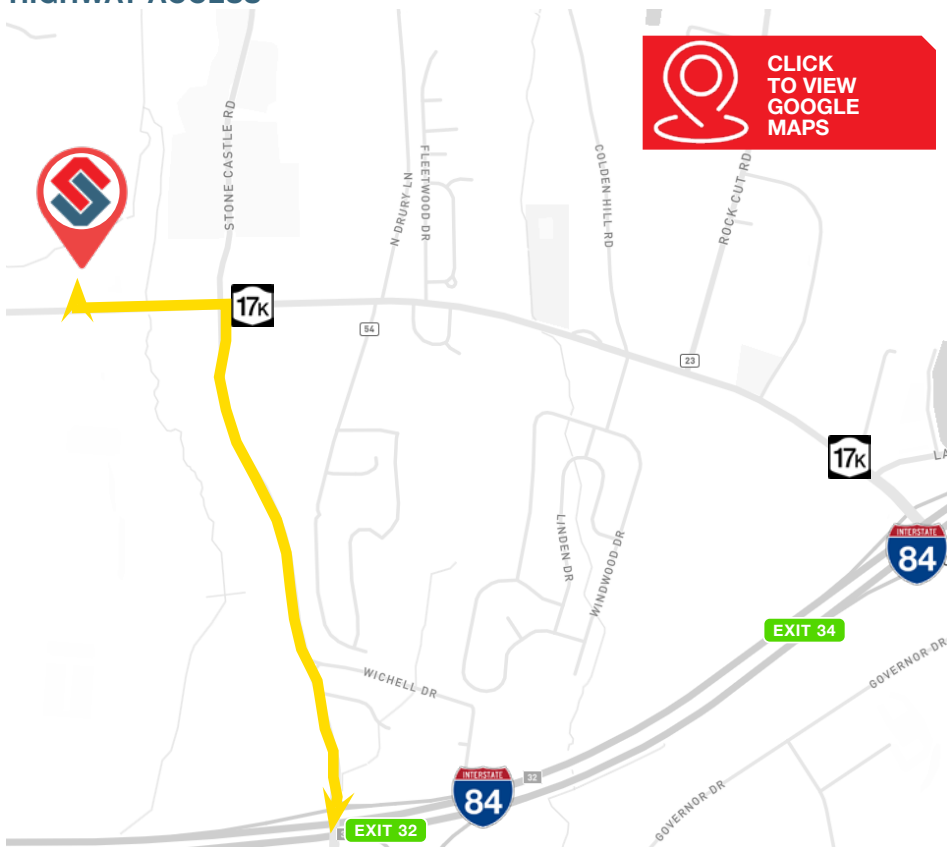
**STANDBROKERAGE
COMPANY**
4 Executive Park Drive
Albany, NY 12203
standardbrokerageco.com

TYLER CULBERSON, SIOR
President & Principal Broker
M: (518) 857-0586
O: (518) 618-0590, ext. 402
E: tculberson@standardbrokerageco.com

SHAUN MCDONNELL
Licensed Real Estate Salesperson
M: (203) 209-5095
O: (518) 618-0590, ext. 403
E: smcdonnell@standardbrokerageco.com

FOR SALE | 0 COLONEL FOSTER DRIVE, MONTGOMERY, NY 12575

HIGHWAY ACCESS



Exit 32, I-84:	± 1.5 miles
Exit 17, I-87:	± 2.5 miles
Stewart International Airport:	± 4.6 miles

4 HOUR DRIVE TIME



The information contained herein has been given to us by the owner of the property or by other sources we deem reliable; we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.



**STANDBROKERAGE
COMPANY**
4 Executive Park Drive
Albany, NY 12203
standardbrokerageco.com

TYLER CULBERSON, SIOR
President & Principal Broker
M: (518) 857-0586
O: (518) 618-0590, ext. 402
E: tculberson@standardbrokerageco.com

SHAUN MCDONNELL
Licensed Real Estate Salesperson
M: (203) 209-5095
O: (518) 618-0590, ext. 403
E: smcdonnell@standardbrokerageco.com