

105 Bracken Road

MONTGOMERY, NY



~89,960 TOTAL SF
**AVAILABLE
FOR LEASE**



PROPERTY SPECIFICATIONS

~89,960 TOTAL SF
AVAILABLE FOR LEASE



AVAILABLE SPACE	~89,960 SF Industrial facility
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ACREAGE	10.90 acres
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WAREHOUSE	~88,310 SF
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OFFICE	~1,650 SF
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CEILING HEIGHT	42' building center, 32' perimeter
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COLUMN SPACING	52' x 25'
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LOADING DOCKS	26 exterior docks
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BUILT	2019
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CAR PARKING	98 spaces
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SPRINKLERS	ESFR wet system
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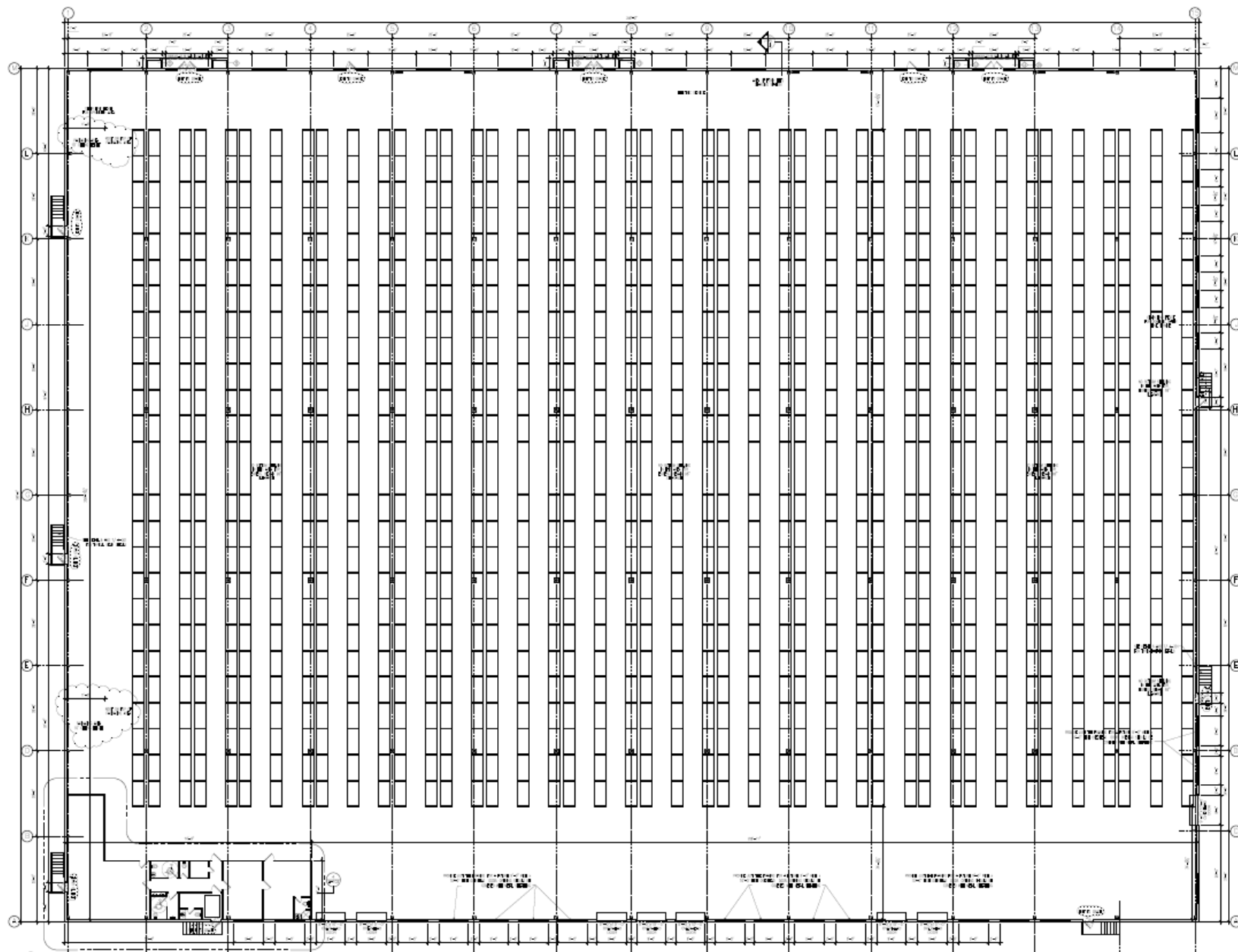
ELECTRICAL	800 amps, 440 volt, 3 phase
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UTILITIES	Gas – Natural Sewer – City Water - Well
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ZONING	I – 1 (Industrial)
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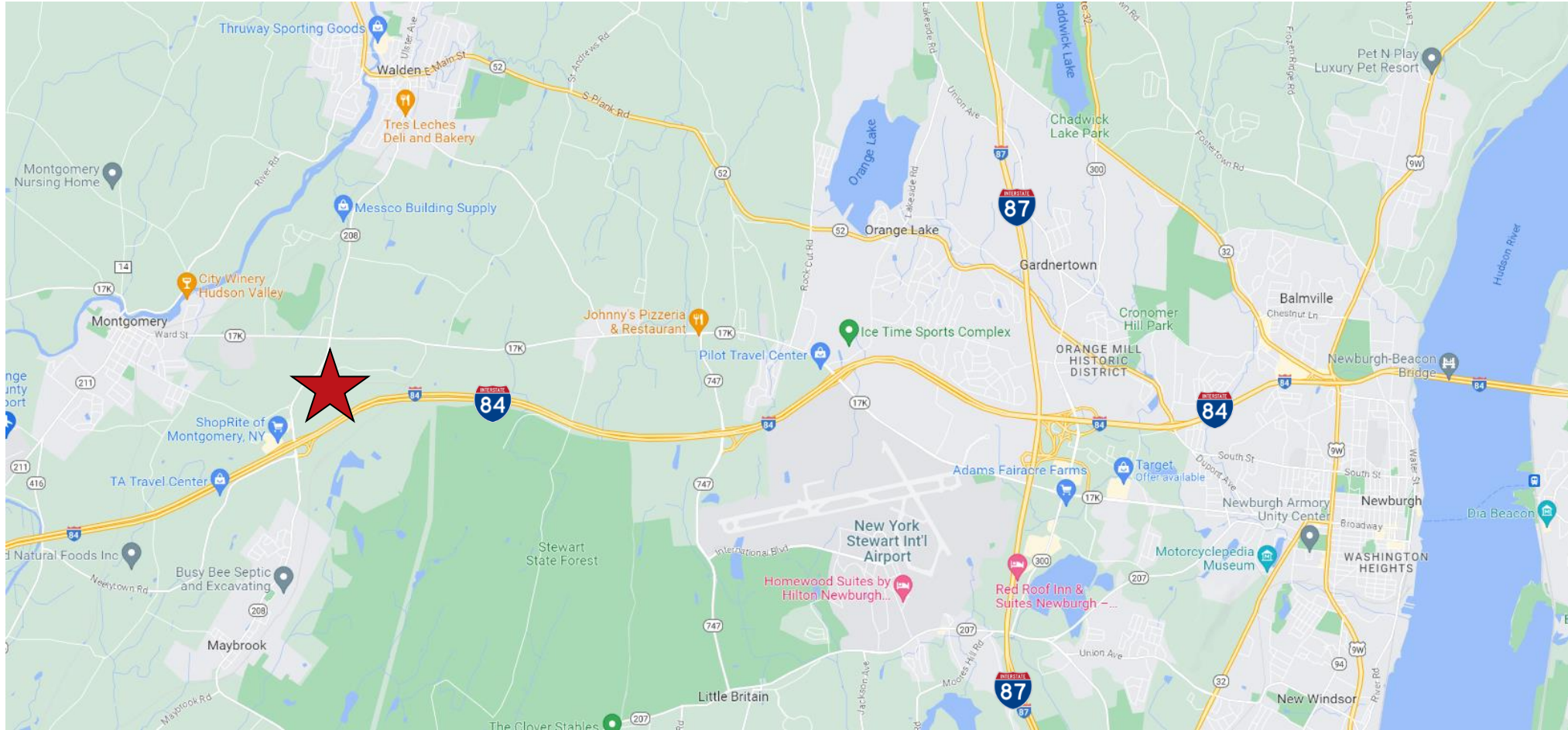
FLOOR PLAN

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LOCATION OVERVIEW

~89,960 TOTAL SF
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EXCLUSIVE AGENT



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