

Investment Opportunity | For Sale

131 (aka 145) Edison Avenue, Schenectady NY 12305

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Industrial, 100% Leased, Credit Tenant

This property is a ±19,000 SF warehouse 100% leased to ABC Supply Co, with a second tenant having a billboard lease at the back of the property. The property is gated and the two (2) overhead doors allow for drive through capabilities. The warehouse is conveniently located just 2 blocks from their retail store.

Tax IDs	49.23-1-2.1; 2.2; 1-3; 1-6
Zoning	M-1 Light Manufacturing and Warehousing
Utilities	Municipal water and sewer
Fenced	Yes
Billboard	Second lease, billboard tenant

For Sale at \$2,677,000

[Click HERE to View Detailed Offering Memorandum](#)

NNN | 5 Years | 7.1% Cap Rate



Contact Us

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Schenectady | New York 12305

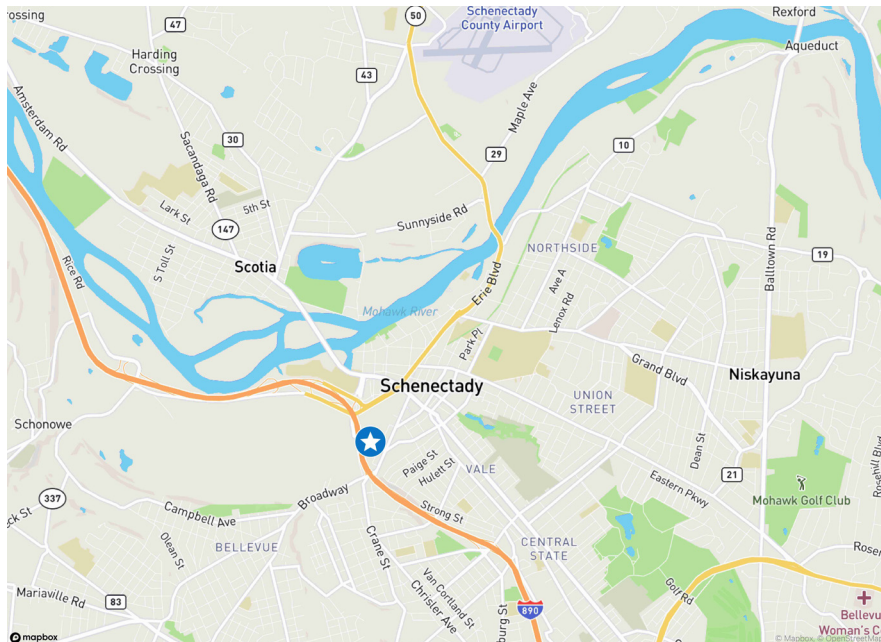
For Sale

Industrial Investment Opportunity

- + ±1.19 acre site
- + One (1), well dock
- + Two (2) 12'x12' overhead doors
- + Fully fenced
- + 3 phase, 200 amp power
- + Small yard with IOS
- + Parking for ±30 vehicles
- + [Also for sale is 140-142 Edison Avenue, a 100% leased ±10,000 SF investment opportunity](#)

Directions

- + Located: [South side of Edison Avenue, just off I-890](#)



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