

Distribution/Warehouse Facility | For Lease

109 Balzano Drive, Gloversville NY 12095

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Warehouse Distribution Facility for Lease

Property Overview

Offered for lease is a ±59,965 SF warehouse/distribution facility in Crossroads Industrial Park, featuring ±8,000 SF office space, ±26' clear height at eaves, and nine (9) loading docks. The ±5.9 acre site allows for future expansion, trailer staging or outside storage. Located approximately 7 miles north of NYS Thruway Exit 28.

Tax ID	163.10-2-4.1
Zoning	CIP - Crossroads Industrial Park
Utilities	Municipal water and sewer

For Lease at: \$5.25/SF NNN + Utilities

Contact Us

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109 Balzano Drive

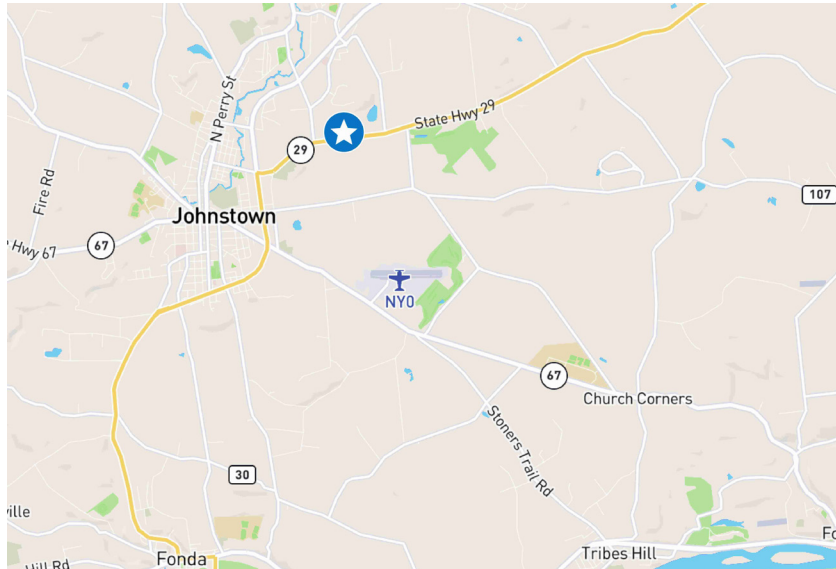
Gloversville | New York 12095

Property Details

- + Built in 1989
- + ±5.9 acre site
- + Nine (9) loading docks
- + Grade level door could be added
- + Room for expansion, staging trailers or outside storage
- + Column spacing: 50' x 23'
- + 240 volt/600 amp/3 phase power
- + Wet sprinkler system
- + Parking for ±30 vehicles

Directions

- + [Exit 28 of NYS Thruway. North on Route 30A. Right onto Route 29 heading east. Crossroads Business Park on left](#)



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