

FOR SALE: \$3,600,000

**12 Elmwood
Menands, NY**

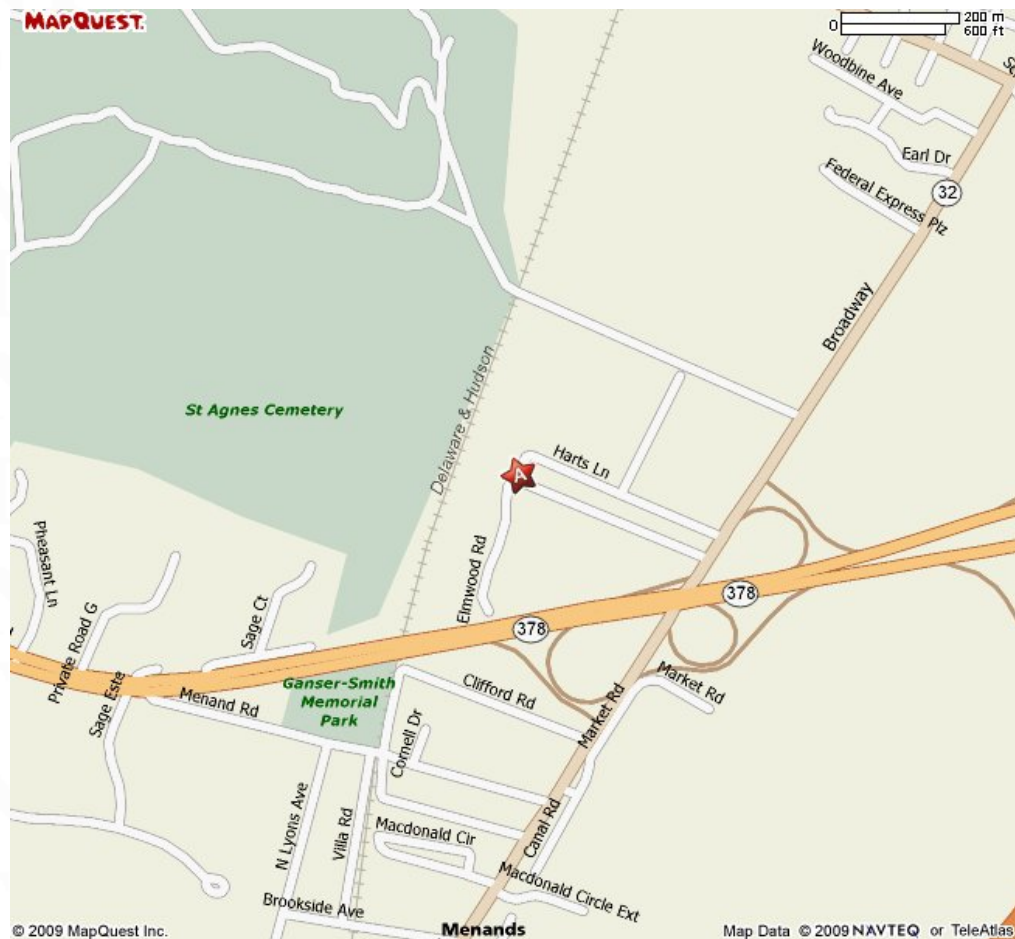


**Great Distribution Location!
Light industrial building for sale**

- **Tax ID#: 55.6-1-002**
- **5.10 acres**
- **84,646 SF Building**
- **Taxes: \$46,000 approx**
- **Ceiling heights vary from 10' to 24'**
- **5 loading docks**
- **New roof**
- **Also available for lease at \$3.75 per SF- space can be subdivided**

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Web Site: www.huntcommercial.com

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