



154 HUDSON RIVER ROAD, WATERFORD, NY

Deal Size: \$2,350,000

Purchaser: The Shaker Group

Seller: Kivort Steel



Description: In 2014, Tyler represent the landlord in a single tenant net lease and was later called upon in 2018 to begin marketing the premises for sale after the current tenant was acquired. This facility included nearly 60,000 sf of highbay distribution space and a 7.5 Acre parcel that was almost 100% paved trailer storage and fully fenced. Tyler called upon his extensive list of local relationships to identify the ideal user that could take care of the existing building characteristics. The Shaker Group were in the process of contemplating a major expansion and unable to find industrial sites with large yard capabilities to accommodate trailer parking. 154 Hudson River Road was sold in the Winter of 2019 and will become The Shaker Groups new Headquarters with major investment in the building to include a state of the art expanded office and operations center.



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