

20,256 SF

OFFICE/FLEX SPACE

FOR SALE

4 AVIS DRIVE, LATHAM, NY 12110



AIRPORT
BUSINESS AREA



UNDER 1 MILE
TO I-87



DELIVERY
NEGOTIABLE



STANDBROKERAGE
COMPANY
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Albany, NY 12203
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PROPERTY OVERVIEW

Construction	Masonry and Brick
Roof	EPDM
Stories	1
Year Built	1968
Building Size	20,256 SF
Lot Size	2.8 Acres
Asking Price	\$1,200,000
Real Estate Taxes	\$34,357
Income & Expenses	Contact Listing Broker
Space Available for Lease	Suite 101: 4,844 SF
Lighting	LED
Sprinkler	WET
Utilities (Gas, Electric)	National Grid
Water and Sewer	Municipal
Zoning	Airport Business Area (Industrial Uses Permitted)
Delivery	Negotiable

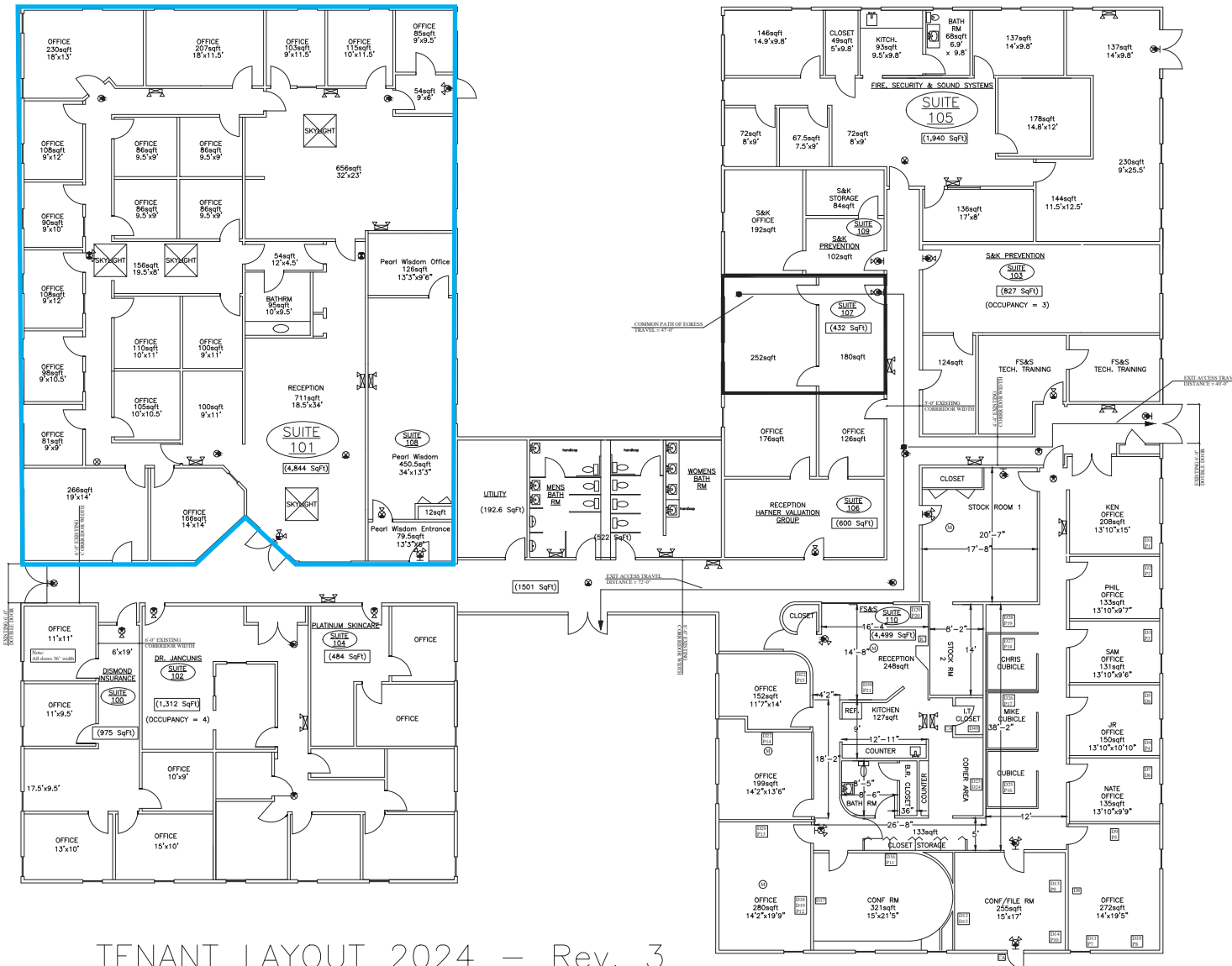


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TENANT LAYOUT 2024 — Rev. 3

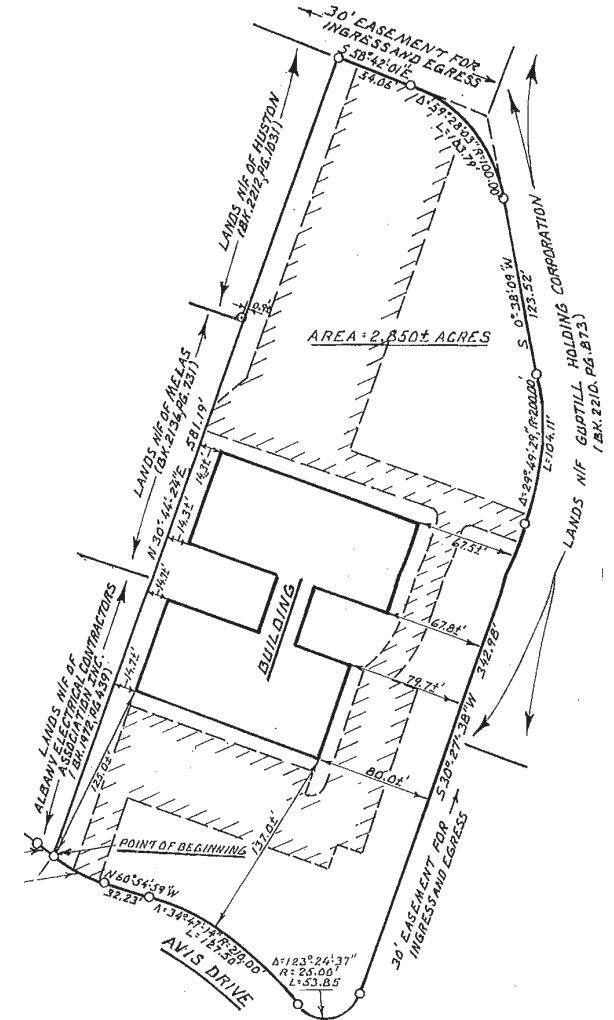
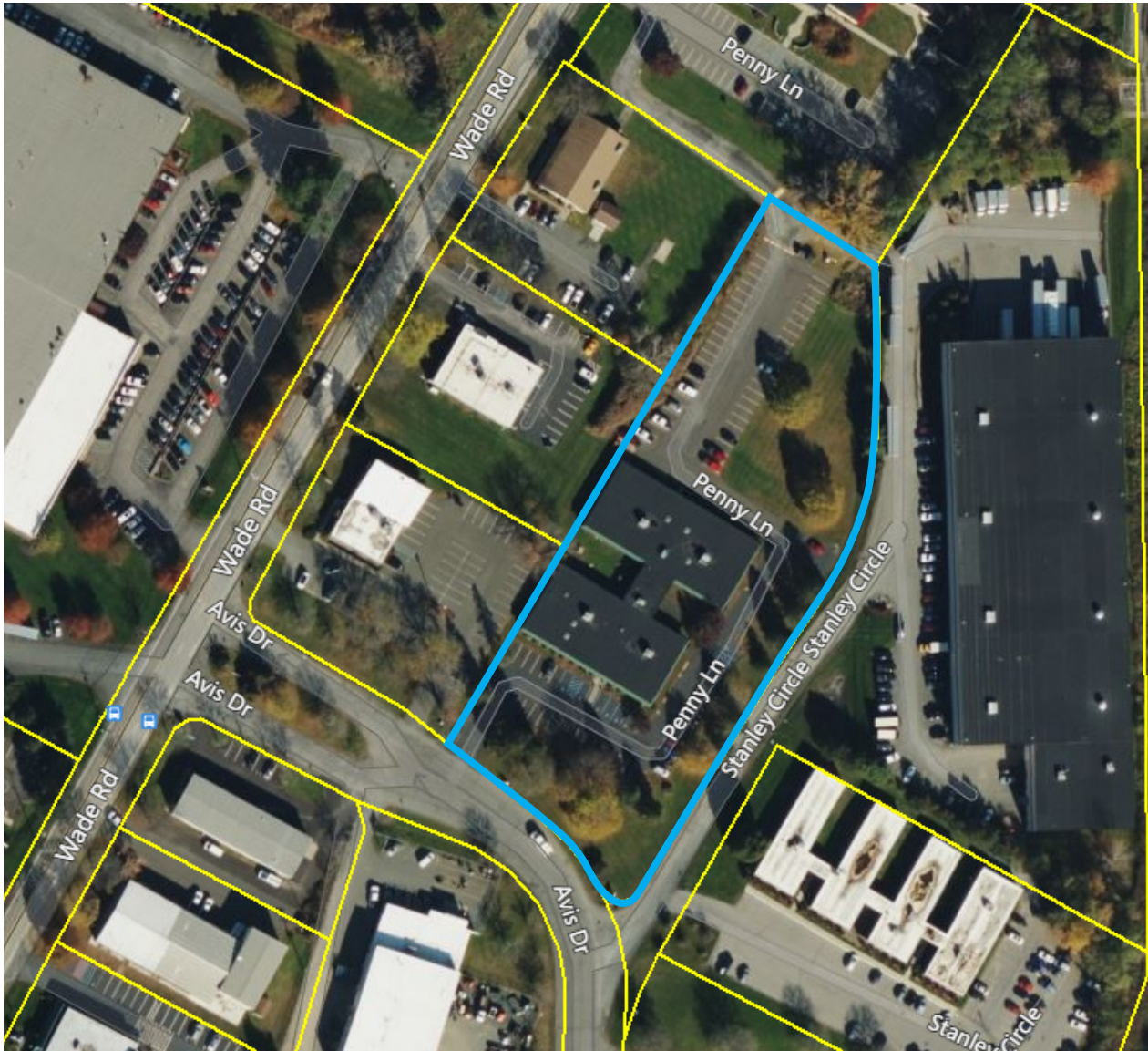


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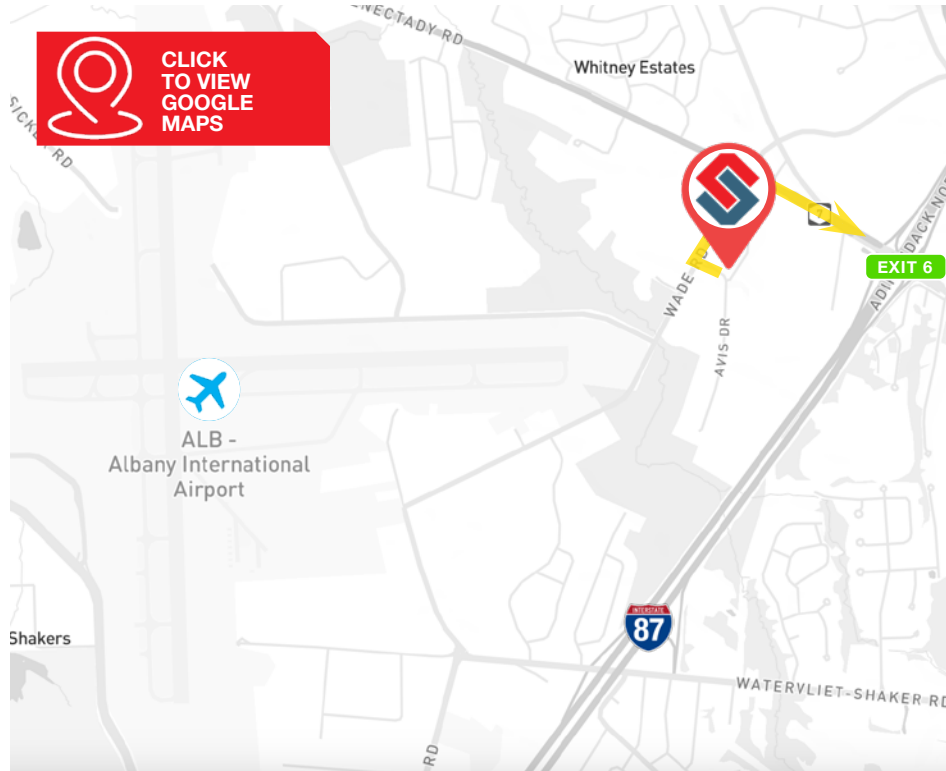
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HIGHWAY ACCESS



Albany International Airport	±3 miles
Downtown Albany	±10 miles
I-87 (Exit xx)	Under 1 mile

The information contained herein has been given to us by the owner of the property or by other sources we deem reliable; we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

CAPITAL REGION



4 HOUR DRIVE TIME



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