

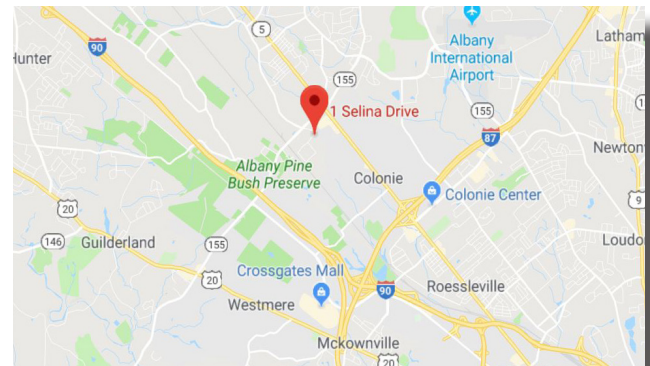
2 Flex Industrial Spaces  
Available For Lease  
\$7.00 p/sf NNN



## 1 Selina Drive, Albany, NY

### Property Features

- 9,119 sf Industrial suite available as early as November 2019.
- Existing 1560 sf office can be reconfigured to suit tenants needs.
- (2) dock height doors.
- Possible expansion into neighboring space of 4,000 sf in Spring of 2020.
- NNN's estimated at \$2.84 p/sf



### Directions

Northway (I-87) to Central Ave West. Central Ave West to left on Karner Rd. Left on Selina Drive.

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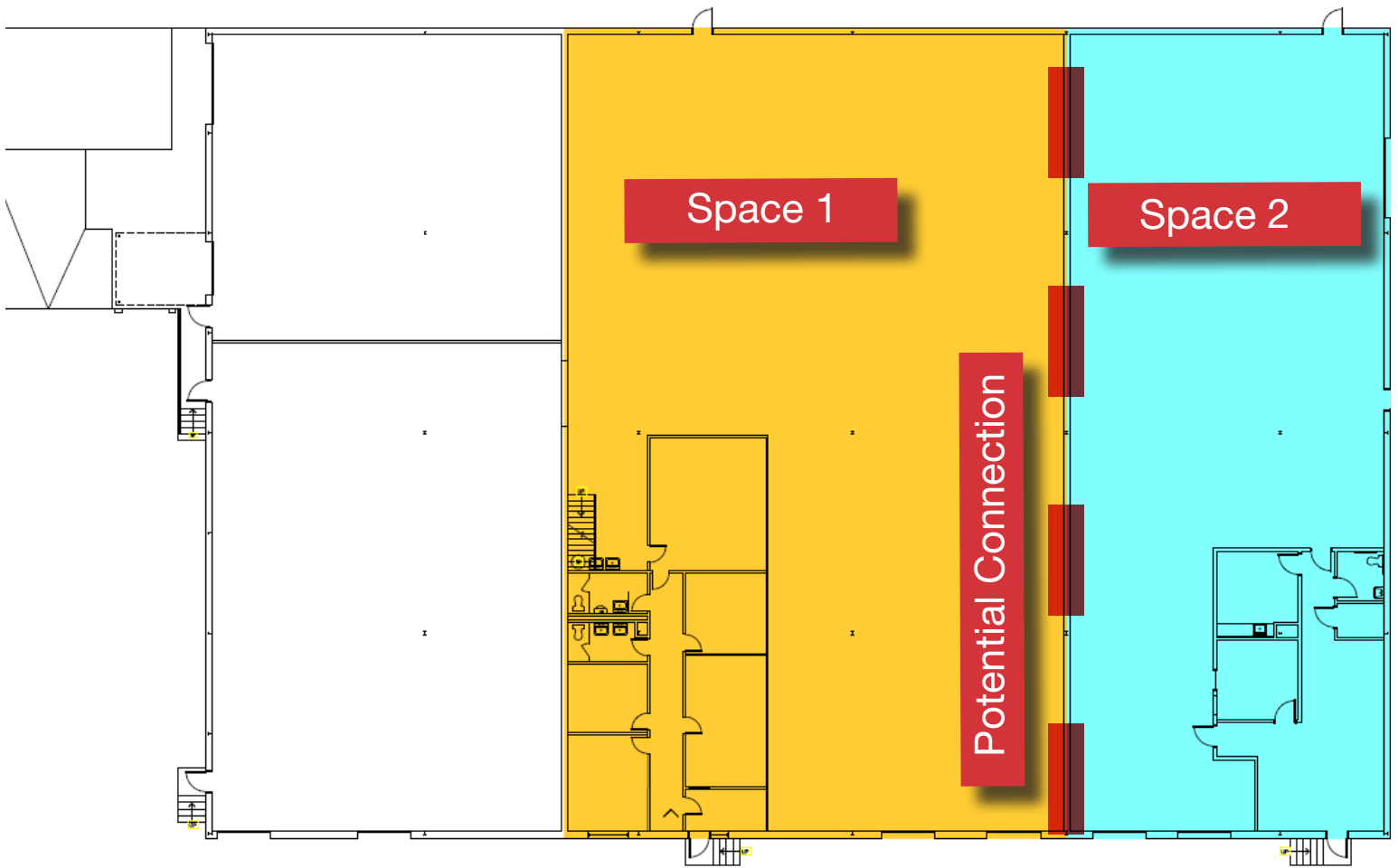
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The information contained herein has been given to us by the owner of the property or by other sources we deem reliable; we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.



## 1 Selina Drive, Albany, NY

### General Information

Zoning:	Industrial
Parcel:	2.10 Acres
Parking:	20 Private Spaces
Dock Height Doors:	2
Water:	Municipal
Heat:	Gas FHA
Construction:	Block
Roof:	Rubber
Power:	3 Phase

### Space 1:

Total sf:	9,119 sf
Office sf:	1,560 sf
Loading:	(2) Docks
Clear Height:	18 Ft

### Space 2:

Total SF:	5,886 sf
Office SF:	1,375-2,358 sf
Loading:	(2) Dock (1) Drive In Door
Clear Height:	18 ft