

126,981 SF

INDUSTRIAL SPACE

FOR LEASE

8 NORTHEASTERN INDUSTRIAL PARK, GUILDERLAND, NY 12009



AVAILABLE
APRIL 2025



ACTIVE RAIL TO
INDUSTRIAL PARK



16 DOCKS
& 2 OHDS



STANDARD BROKERAGE
COMPANY

4 Executive Park Drive
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INTRODUCTION:

Property Overview

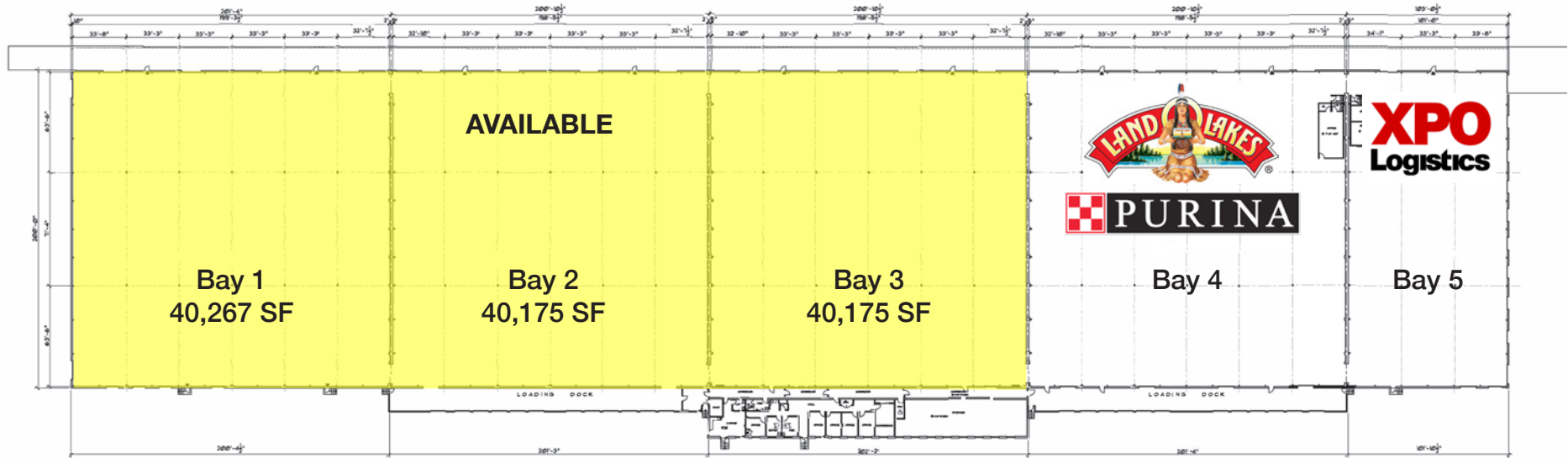
126,981 square feet of high bay industrial space within the expansive 4,000,000 sf Northeastern Industrial Park in Guilderland, NY.

Construction	Concrete Block
Roof	EPDM
Building Size	192,645 SF
Available Space	126,981 SF
Warehouse Space	120,617 SF
Office	6,364 SF
Lot Size	7.6 Acres
Asking Rent	\$5.00/SF NNN
Delivery	April 2025
Ceiling Height	22'
Column Spacing	40' x 60'
Lighting	Metal Halide (can be updated)
Electrical	3 Phase, 1200 Amp
Sprinkler	Dry
Zoning	Industrial

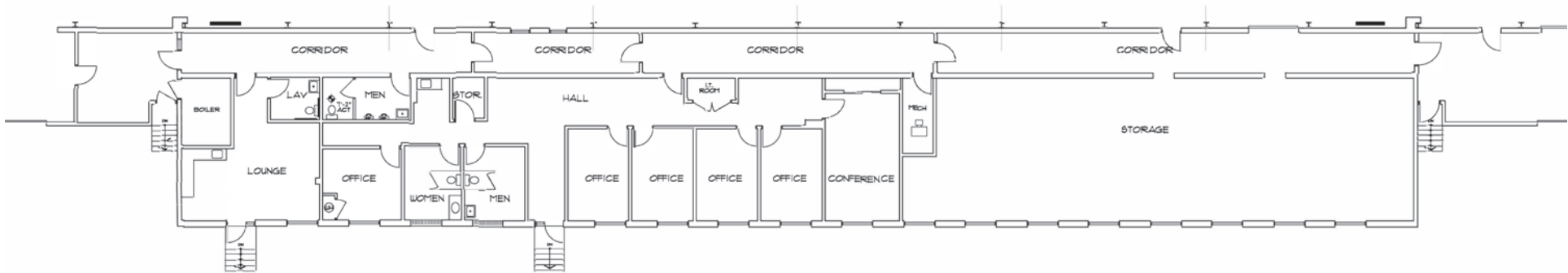


Utilities (Gas & Electric)	National Grid
Water and Sewer	Municipal





FLOOR PLAN 193,858 GSF.
SCALE: 1/32" = 1'-0"



OFFICE AREA PLAN
SCALE: 1/8" = 1'-0"



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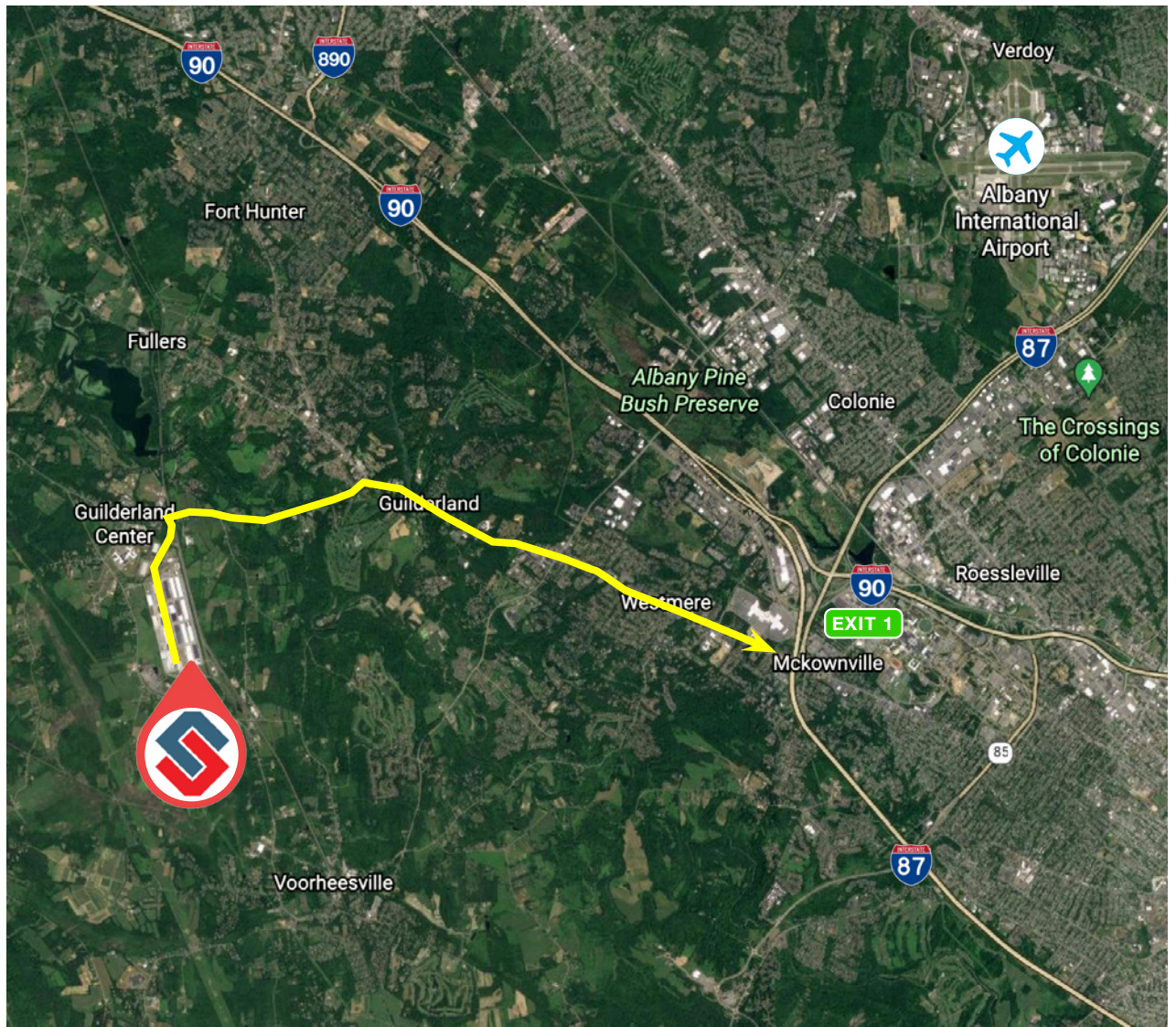
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CONNECTIVITY:

Direct Rail Access

Situated within the rail-served Northeastern Industrial Park, this location offers proximity to Interstates 87 and 90, ensuring seamless connectivity for transportation.

Downtown Albany	±17 miles
Albany International Airport	±12 miles
Rail Spur	CSX on site
I-90 & I-87	±7 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.