

NEW BUILD



ALBANY COUNTY | NEW WAREHOUSE BUILD

48 CORPORATE CIRCLE

Albany, NY (Town of Guilderland)



PROPERTY HIGHLIGHTS

- New build to suit warehouse
- Sprinkle System ESFR
- Clear Span 30' ceiling height
- Dock Height Doors (24) 9x10'
- Ground Level Doors (4) 10x14'
- Two building fronts (Corporate Cr & New Karner Rd)
- Zoning C1
- Utilities, Municipal
- Electrical: 1,200 Amp service
- HVAC: Forced hot air/AC
- Walls: Cement
- 7 minute drive to i87/i90 Junction
- <5 minute drive to most amenities
- Subdividable

OFFERING SUMMARY

AVAILABLE SF	93,000
RATE	\$9.85 MOD GROSS



LOCATION

48 CORPORATE CIRCLE



NEW KARNER ROAD

48 CORPORATE CIRCLE



ASSISTED LIVING

NANOTECH COMPLEX

CROSSGATES MALL

STUYVESANT PLAZA



DEMOGRAPHICS

48 CORPORATE CIRCLE

TOTAL POPULATION

1 Mile

4,333

2 Miles

14,854

3 Miles

34,958

AVERAGE DAILY TRAFFIC COUNT

New Karner Road (2018)

20,352

MEDIAN HOUSE OR CONDO

Town of Guilderland(2022)

\$312,300

MEDIAN HH INCOME

Town of Guilderland (2022)

\$101,927

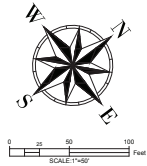
ESTIMATED PER CAPITA INCOME

Town of Guilderland (2022)

\$55,578



48 CORPORATE CIRCLE



DESCRIPTION	TOTAL
ACER PALMATUM CRIMSON KING	9
TOTAL PROVIDED	9
TOTAL REQUIRED	14

description	requirement	quantity	# required
warehouse/ distribution	1/1000 sf	93,000 sf	93
total spaces required			93
total spaces provided			73
banked spaces provided			77
loading dock spaces provided			24

LANDSCAPED ISLAND TABLE	
description	50 Feet
Island #1	713
Island #2	192
Island #3	373
Island #4	1,313
total provided	2,591
Landscaping must equal 7% of parking space and vehicle circulation area total required.	$33,643 \times 7\% = 2,355$

description	s.f.	acres	%
Total Area	363,144	8.34	100.0
Imperious Area	189,482	4.35	52.2
Pervious Area	173,662	3.99	47.8
Building Area	93,000	2.13	25.6
Concrete, Pavement Area	75,523	1.73	20.8
Porous Pavement Area	20,959	0.48	5.77

NOTES

1. CORPORATE CIRCLE STREET MORTUORATORY TILL 2024. ALL STREET RESTORATION TO BE CURB TO CURB FULL LENGTH OF PROPERTY.
2. RIGHT OF WAY ACCESS PERMIT FOR CONSTRUCTION ENTRANCES TO BE OBTAINED FROM THE CITY OF ALBANY.
3. STREET OPENING PERMIT FOR ALL SITE WORK WITHIN CITY RIGHT OF WAY.
4. GRADING PERMIT AND BOND FOR SITE WORK IS REQUIRED.
5. CONTACT PATRICK MCCUTCHEN, ENGINEERING DIVISION, CITY OF ALBANY, 518-434-2387.
6. PRIOR TO THE START OF ANY WORK ALL PROPERTY CORNERS SHALL BE MARKED BY A LICENSED SURVEYOR BY A NYSE OR CTS LICENSED SURVEYOR. CORNER MARKERS SHALL BE MAINTAINED THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD.
7. WITH ALL SENIOR PERMITS WILL BE REQUIRED FOR THE PROPOSED UTILITY CONNECTIONS PRIOR TO THE START OF CONSTRUCTION.

ZONING INFORMATION

L-1 LIGHT INDUSTRIAL

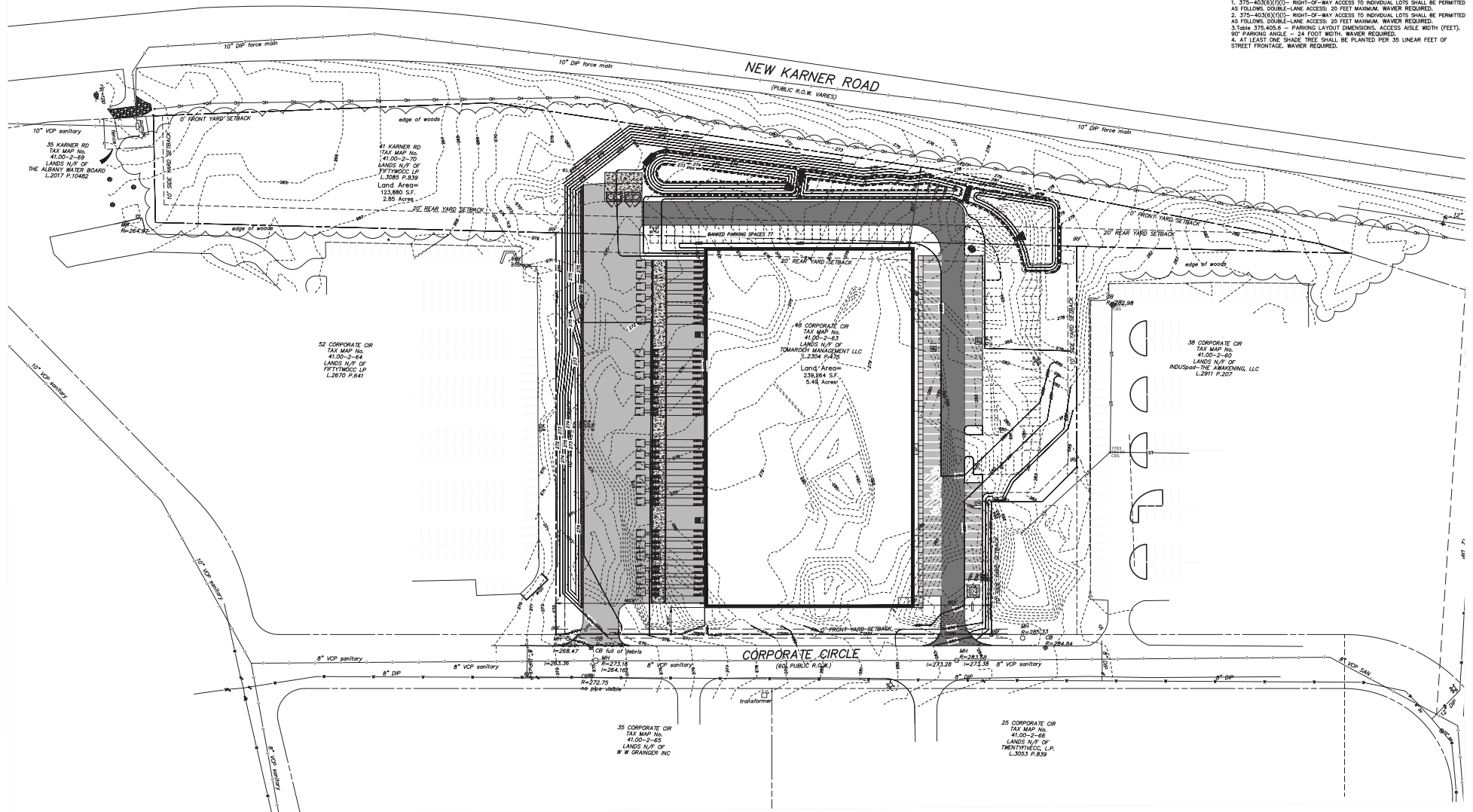
MIN. LOT WIDTH & FRONTAGE	25 FEET
MIN. FRONT YARD	0 FEET
MIN. SIDE YARD	10 FEET MINIMUM EACH SIDE
MIN. REAR YARD	20 FEET
MAX. BUILDING HEIGHT	40 FEET
MAX. LOT COVERAGE	N/A
MAX. DWELLING UNITS	1 TO 750 SF FLOOR AREA

ZONING INFORMATION ADOPTED FROM:
WWW.ECODE360.COM

SETBACK LINES DEPICT CURRENT ZONING REGULATIONS
AND DO NOT NECESSARILY CORRESPOND WITH REGULATIONS
UNDER SUBJECT PARCEL WAS DEVELOPED

WAIVERS FROM THE L-1 DESIGN STANDARDS

1. 375-403.6(f)(i) - RIGHT-OF-WAY ACCESS TO INDIVIDUAL LOTS SHALL BE PERMITTED AS FOLLOWS: DOUBLE-LANE ACCESS: 20 FEET MAXIMUM. WAIVER REQUIRED.
2. 375-403.6(f)(ii) - RIGHT-OF-WAY ACCESS TO INDIVIDUAL LOTS SHALL BE PERMITTED AS FOLLOWS: DOUBLE-LANE ACCESS: 20 FEET MAXIMUM. WAIVER REQUIRED.
3. Table 375.405.6 - PARKING LAYOUT DIMENSIONS. ACCESS AISLE WIDTH (FEET). 90° PARKING ANGLE - 24 FOOT WIDTH. WAIVER REQUIRED.
4. AT LEAST ONE SHADE TREE SHALL BE PLANTED PER 35 LINEAR FEET OF STREET FRONTAGE. WAIVER REQUIRED.





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