



Available For Lease

**645 Wemple Rd
Glenmont, NY 12077**



PROPERTY SUMMARY & PARCEL OUTLINE

This 23,185 SF industrial property offers a versatile warehouse and truck maintenance facility and Class A office space situated on approximately 57 total acres of industrially zoned land. The total usable acreage is roughly 4.5 acres, which includes a paved truck court and employee parking. The building features approximately 20,000 SF of warehouse and maintenance space and 3,500 SF of office space, including a small second-floor office. Built in 1986 and renovated in 2015, the facility provides 17'-21' clear heights, four dock-high doors, three drive-in doors with clearance up to 14', and heavy 1,200A, 277/480V, 3-phase power. Rural Light Industrial zoning supports a broad range of uses, including warehousing, distribution, manufacturing, equipment and vehicle sales/service, contractor yards, bulk storage, self-storage, and other industrial operations. With substantial excess acreage and strong existing infrastructure, the property offers flexibility for current operations as well as future expansion or development.



PROPERTY DETAILS & SPECIFICATIONS

Address: 645 Wemple Rd, Glenmont, NY 12077

Type: Industrial Warehouse

Total SF: 23,185 (+/-3,500 office)

Acreage: 57 total 4.5 usable

Dock Doors: 4

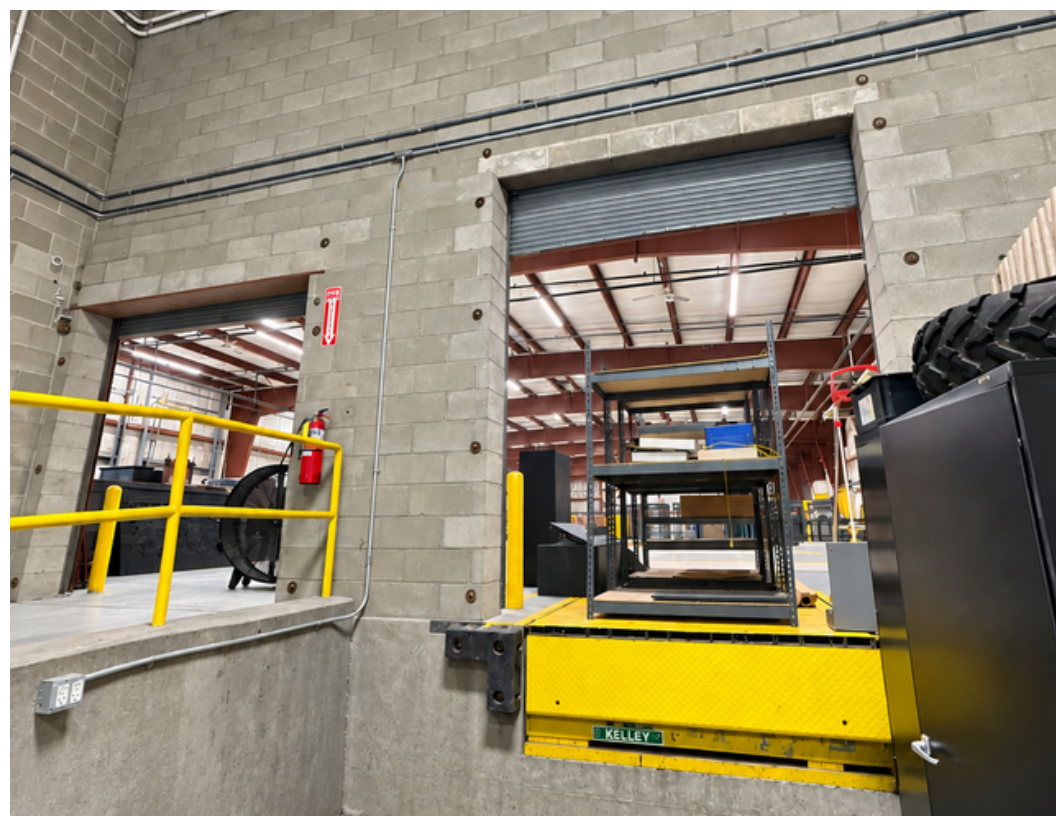
Drive In Doors: 3

Clear Height: 17'-21'

Year Built/Renovated: 1986/2015

Power: 1,200a/277 - 480v 3p Heavy







PRIME INDUSTRIAL LOCATION - (GLENMONT, NY)

Glenmont, New York, is a strategically positioned community in the Town of Bethlehem, just south of Albany, offering strong advantages for commercial and industrial users. Its proximity to I-787, I-87/New York State Thruway, Route 9W, and Route 144 provides efficient access throughout the Capital Region and broader Northeast. The area also benefits from its close connection to the Port of Albany, which offers access to maritime, rail, and highway transportation networks. Glenmont has an established industrial presence along the River Road corridor and zoning that accommodates light and heavy industrial activity in designated areas. With access to Albany's workforce and business base, multimodal transportation infrastructure, and opportunities for industrial development and expansion, Glenmont is well suited for warehousing, distribution, manufacturing, fleet operations, contractor uses, and other industrial businesses.

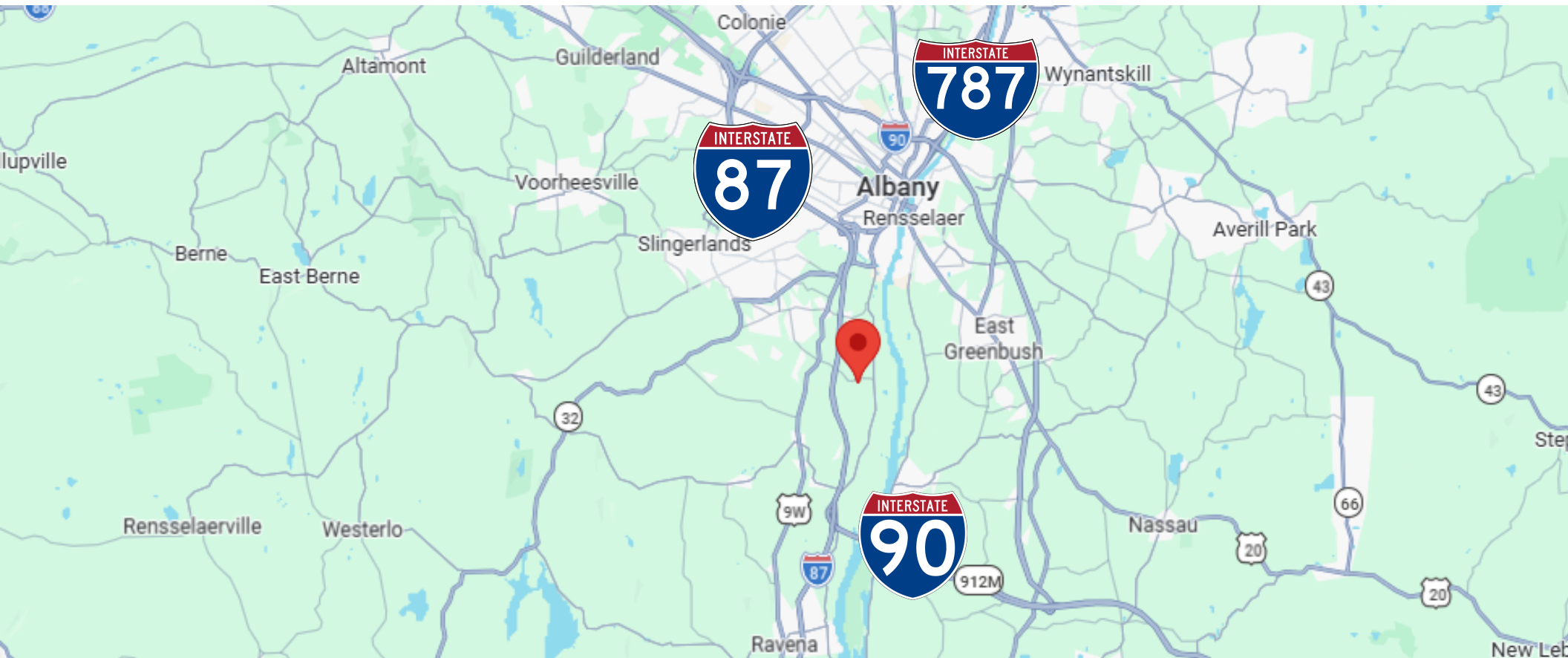
LOCATION KEY DISTANCES

Downtown Albany - 6.5 Miles

I-87 - 3.3 Miles

I-787 - 4.6 Miles

I-90 - 11.6 Miles





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