

Warehouse Space with Office for Lease

Offered for lease is up to ±50,000 SF of warehouse space within a larger ±135,000 SF building located in the City of Albany's West Albany Industrial Park. Current build out has ±6,000 SF of office space.

Tax ID	65.5-1-3
Zoning	I-1 Light Industrial
Utilities	Municipal water and sewer

For Lease at: \$6.25/SF NNN (NNNs ~ \$1.50/SF)

Contact Us

Dan Simpson, CCIM

Licensed Associate Real Estate Broker
+1 518 452 2700 x 125
Dan.Simpson@cbre-albany.com

[Click HERE to View Property](#)



CBRE Upstate NY
210 Washington Avenue Ext.
Albany, NY 12203
+1 518 452 2700
www.cbre.com/Albany

45 Prospect Avenue

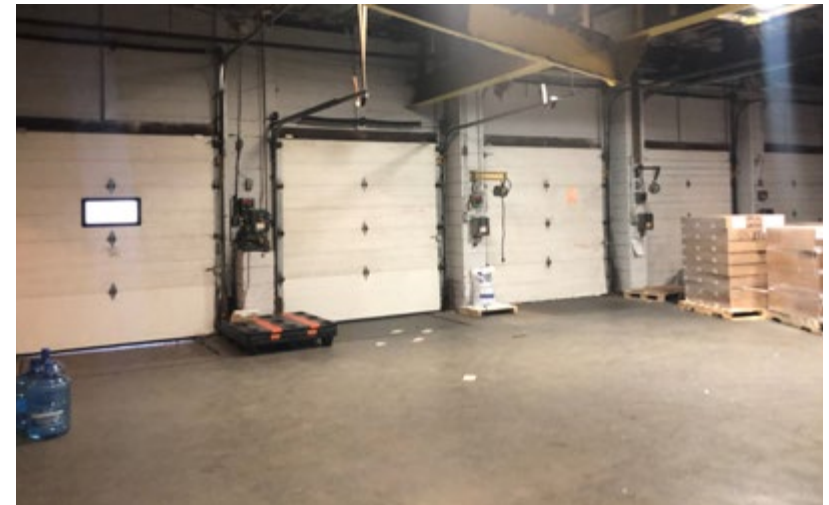
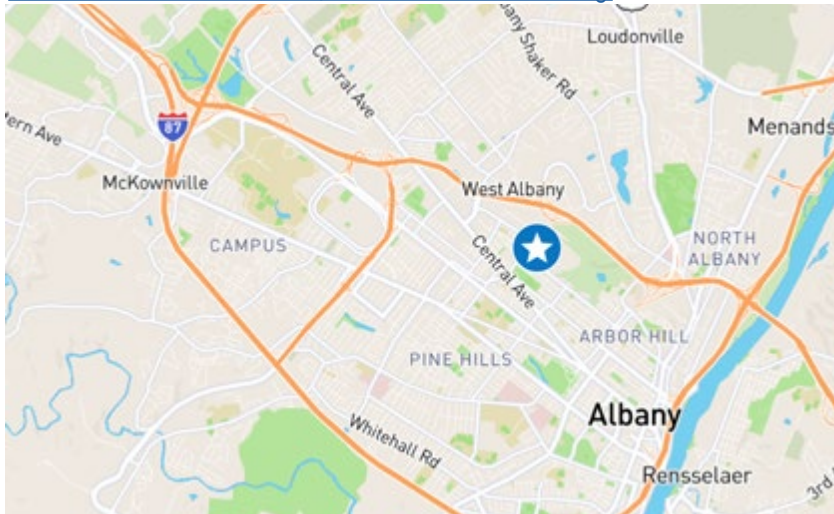
Albany | New York 12206

For Lease

- + Fire Suppression: Dry sprinkler system
- + Ceiling heights: From $\pm 16'$ - $22'$
- + Power: 1,200 amp/3 phase power
- + Docking: 8 total; 5 docks on the south side all with hydraulic levelers, 3 docks on the north side
- + Easy access to I-90 exit 5
- + Office space: $\pm 6,000$ SF of well appointed office space which includes meeting/conference rooms, production areas, and private offices
- + Other tenants: Autoparts International, Bimbo Bakeries USA, Harold Levinson Assoc.

Directions

- + Located on the northeast corner of Prospect Avenue and Manning Boulevard. I-90 Exit 5 (Everett Road) is located $\pm 3/4$ mile north/west of site. Route 5 (Central Avenue) is $\pm 1/2$ mile south of the building.



© 2024 CBRE Upstate NY, part of the CBRE Affiliate Network. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE Upstate NY and the CBRE Upstate NY logo are service marks of CBRE Upstate NY. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE Upstate NY. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.