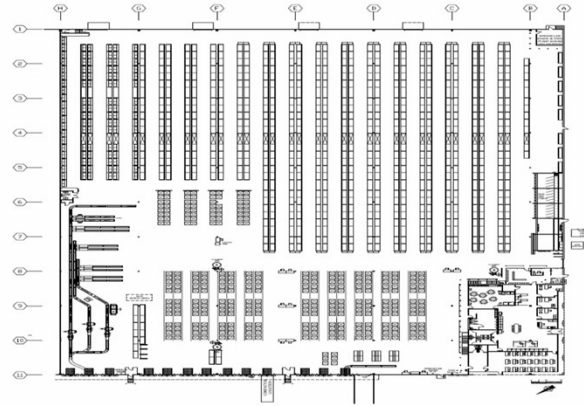




INDUSTRIAL SUBLEASE OPPORTUNITY

218 WEST YARD ROAD

FEURA BUSH, NY (ALBANY)



PROPERTY SUMMARY

ADDRESS	218 West Yard Road, Albany, NY
AVAILABLE AREA	134,711 SF
OCCUPANCY	October 1, 2026
LEASE EXPIRATION	March 31, 2028
RENTAL RATE	\$5.50 PSF Net
OPERATING EXPENSES	\$2.00 PSF
LEASE TYPE	Sublease / Existing Racking Available
BUILDING TYPE	Distribution / Warehouse

STRATEGIC DISTRIBUTION SPACE IN THE ALBANY CAPITAL REGION

Realty Insight Group is pleased to present an exceptional industrial sublease opportunity comprising 134,711 square feet of premier distribution space at 218 West Yard Road in Feura Bush (Albany), New York. Ideally positioned within the Albany Capital Region, the property offers immediate access to Interstate 87, Interstate 90, and the Northeast logistics corridor, providing outstanding regional and interstate connectivity.

The facility features 28-foot clear heights, an efficient existing racked warehouse layout, multiple loading positions, and modern distribution functionality designed to accommodate a wide range of warehouse, logistics, manufacturing, and e-commerce users. This is a rare opportunity for tenants seeking high-quality industrial space in one of Upstate New York's most supply-constrained logistics markets, with immediate operational capability and excellent transportation access.

FOR MORE INFORMATION CONTACT:

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Real Estate Advisory, Local Expertise, National Reach

AERIAL LOCATION

