

FOR LEASE

33,375 SF CLASS A INDUSTRIAL
30A POST ROAD, ALBANY, NY 12205



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DRONE VIDEO



Professionally Owned & Managed By
 **ROSENBLUM**

PROPERTY HIGHLIGHTS

- LEASE RATE: \$7.00/SF NNN
- OFFICE AND LOADING CAN BE RECONFIGURED TO SUIT TENANTS NEEDS
- WAREHOUSE SPACE IS AIR-CONDITIONED
- UNDER 3 MILES TO I-87 AND I-90

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NAI Platform

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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.

FEATURES

30A POST ROAD, ALBANY, NY 12205

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Potential interior reconfiguration



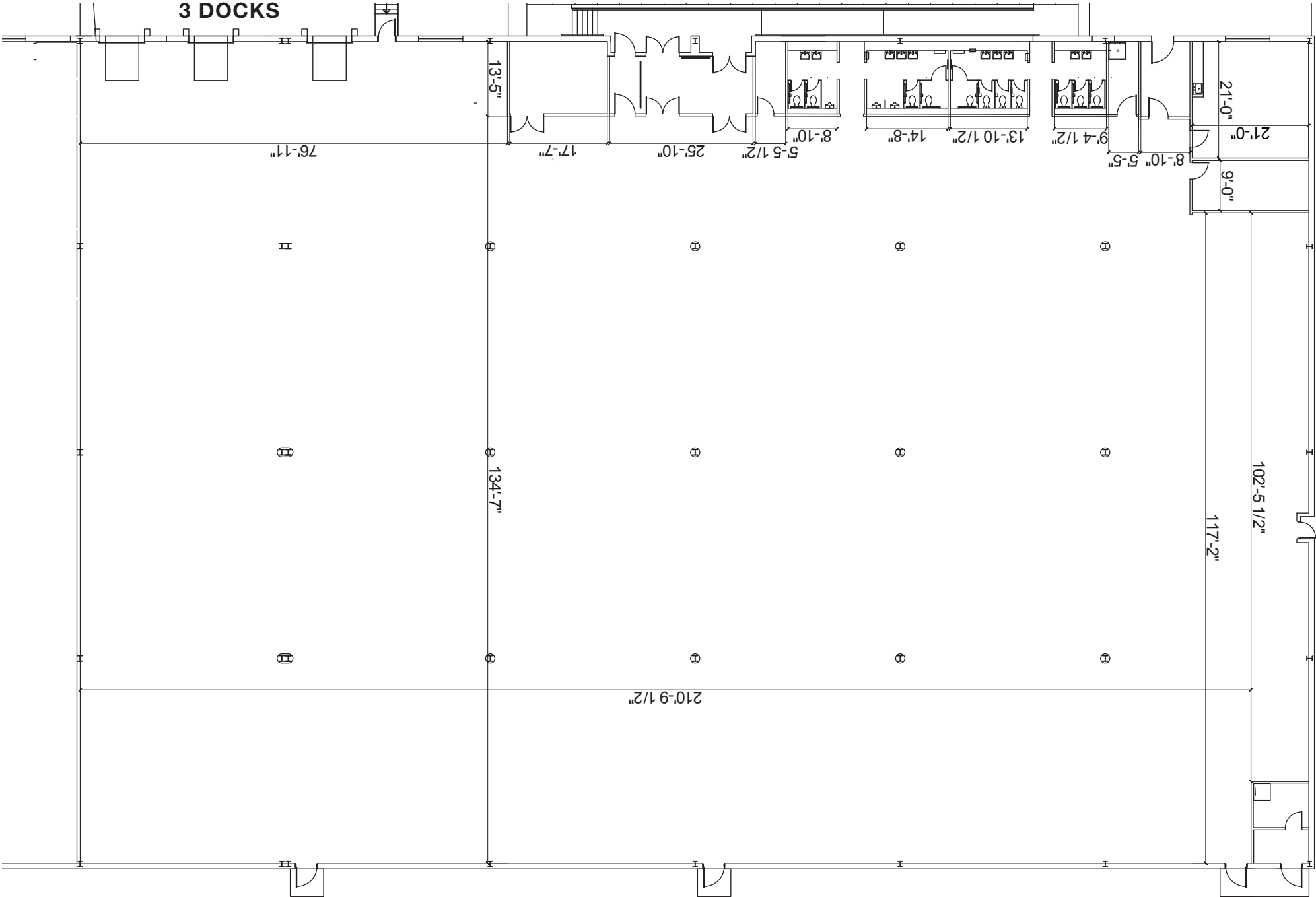
33,375 SF available within a 55,550 SF Class A Industrial building owned and managed by Rosenblum Companies. This space is demisable into approximately two 16,500 SF units. Rosenblum owns over 490,000 SF of industrial space within this park. Existing office and loading can be reconfigured to suit tenants needs. Park co-tenants include: Amazon, USPS, LKQ, Spectrum, Encompass Supply Chain Solutions, AirGas, Tribble's Inc., Seko Logistics, IGT, Premier Express, and Kaba Fusion (Anthem Health Supply).

Building Type	Steel with Block
Available Space	33,375 SF
Office	1,500 SF (reconfigurable)
Lot Size	9 Acres
Delivery	Currently Vacant
Lease Rate	\$7.00/SF NNN
NNN	\$2.95/SF

Loading	3 Docks with Hydraulic Levelers (reconfigurable)
Ceiling Height	28'+ Clear
Columns	36'x36'
Paved Yard	Yes
Parking	To be Striped
Lighting	LED

Electrical	600 Amp, 3 Phase
Sprinkler	Wet
Air-Conditioning	Warehouse
Roof	EPDM
Zoning	Industrial
Utilities	National Grid (Gas & Electric)
Water and Sewer	Municipal, Town of Colonie

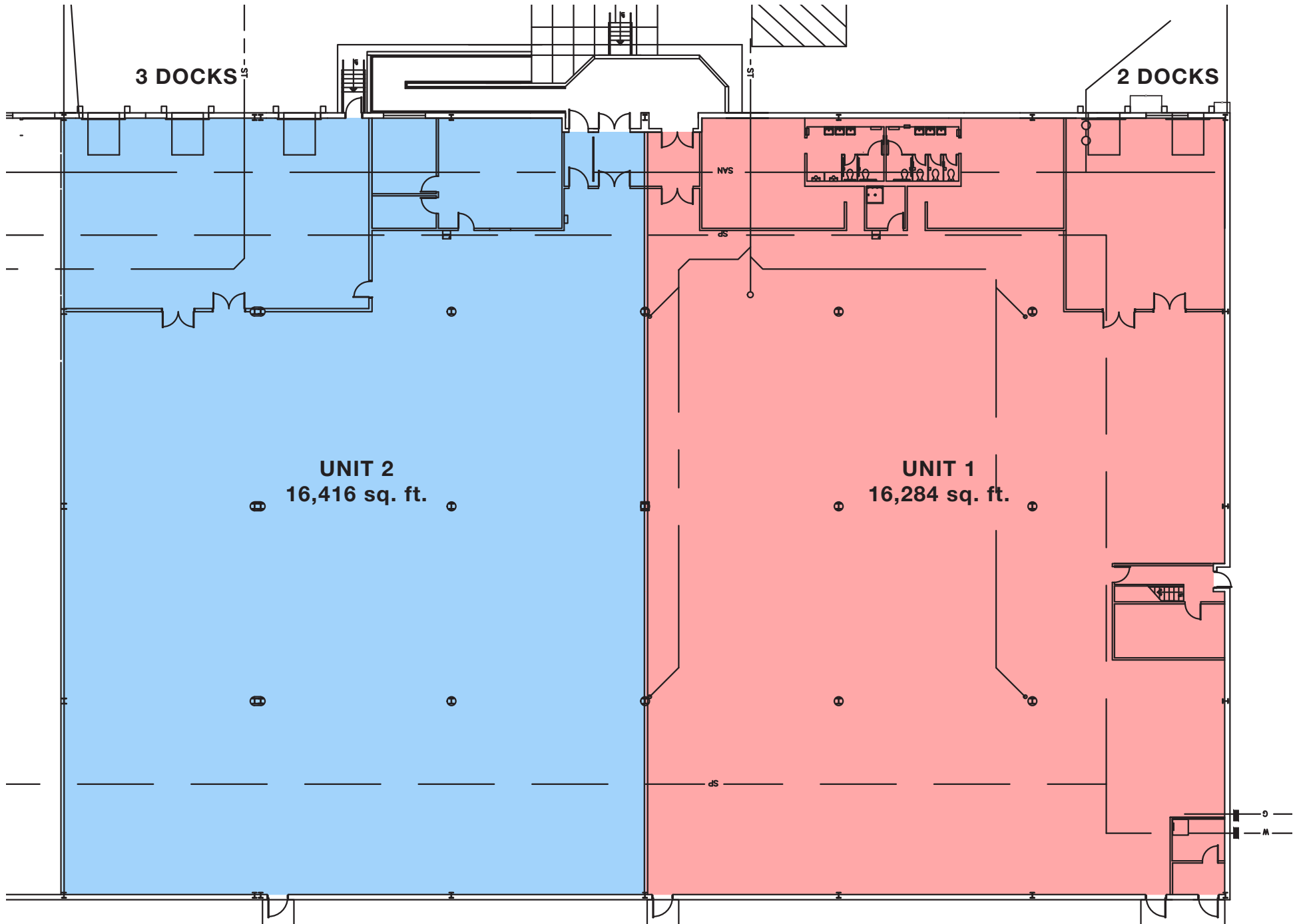
SINGLE TENANT FLOOR PLAN
30A POST ROAD, ALBANY, NY 12205



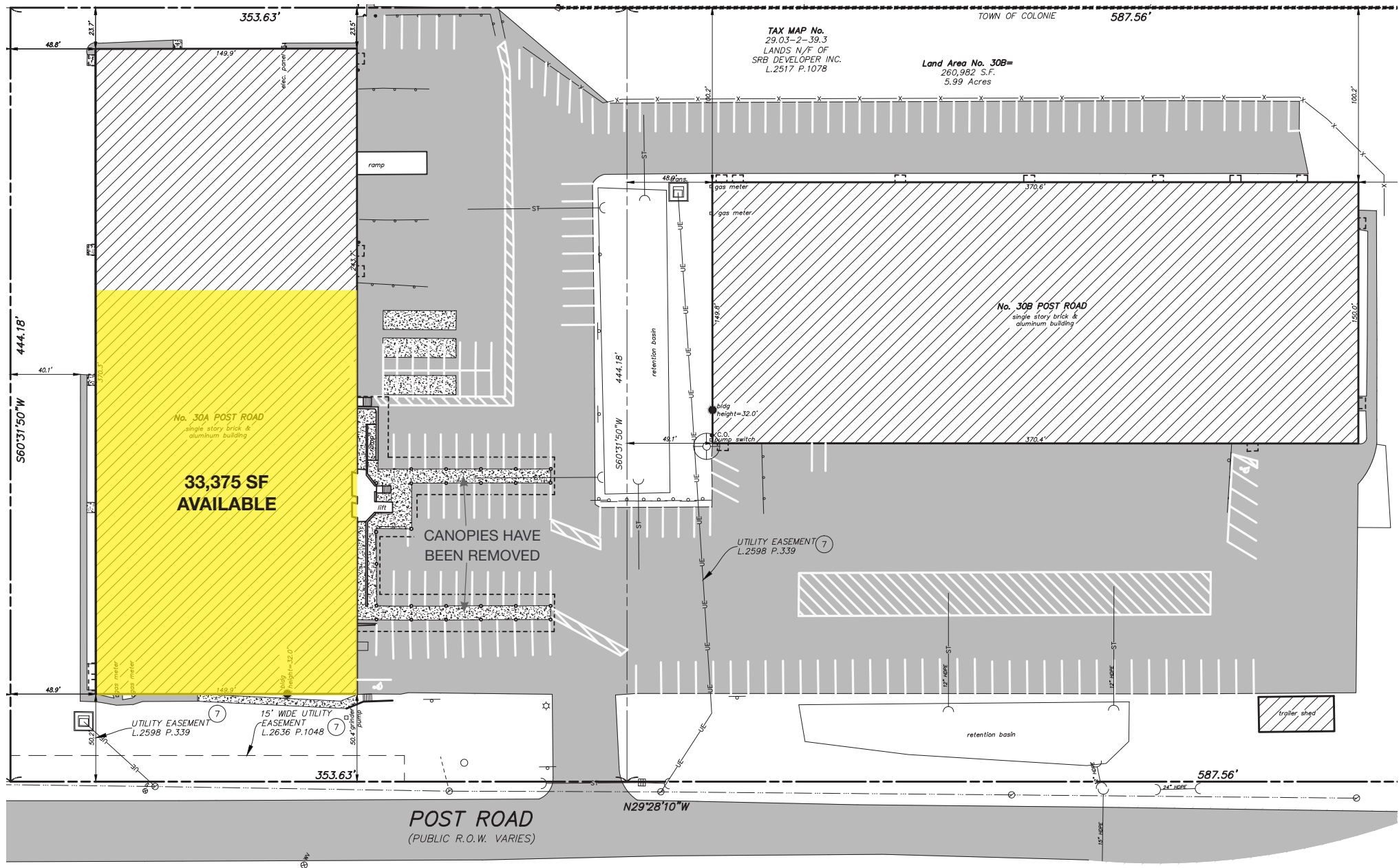
MULTI-TENANT FLOOR PLAN (CONCEPT)

30A POST ROAD, ALBANY, NY 12205

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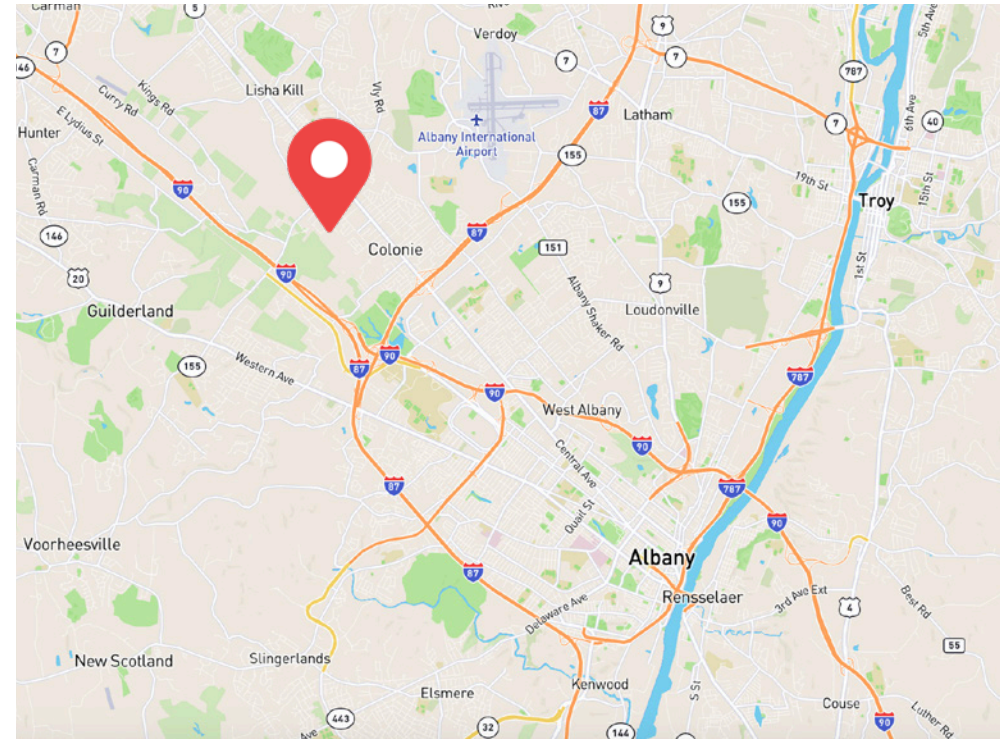
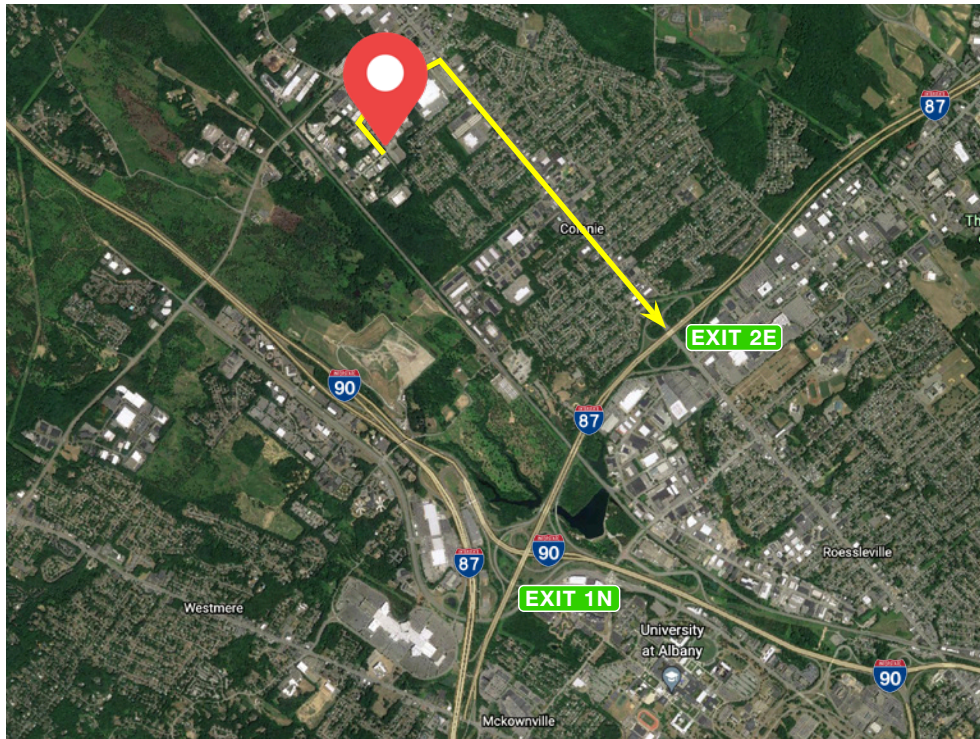
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LOCATION

30A POST ROAD, ALBANY, NY 12205

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- Strategic Location: Upstate New York and Capital Region
- I-87 Exit 2E: Under 3 mi.; I-90 Exit 1N: 5± mi.
- Albany International Airport: Under 4 mi.



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Uniquely Positioned. Powerfully Connected. Fully Dedicated. NAI Platform is a multifaceted company with a full service commercial real estate brokerage, a commercial property management team, and extensive experience in development and ownership of commercial property. As a result, we are uniquely positioned to bring our clients unparalleled value across all aspects of commercial real estate.