

325,500 & 297,000 SF

CLASS A INDUSTRIAL DEVELOPMENT

FOR LEASE

SCHODACK COMMERCE CENTER, 709 ROUTE 9, SCHODACK, NY 12156



MULTIPLE LOADING
CONFIGURATIONS



IMMEDIATE
ACCESS TO
TO I-90



CEILING HEIGHT:
32' BTS



All images are renderings by Scannell that the Industrial Center is expected to resemble.



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SCANNELL
PROPERTIES

INTRODUCTION:

Property Overview

Built-to-suit construction in multiple building configurations along the growing Route 9 corridor in Schodack. The site is located approximately 7 miles southeast of Albany and has recently seen significant industrial development with two recent deals for Amazon at 1,000,000 SF and 278,000 SF. This site features immediate access to Interstate 90 (exit 12).



| | |
|----------------|--|
| Construction | Tilt Up Concrete |
| Roof | TPO |
| Size | Building A: 325,500 SF Building B: 297,000 SF |
| Lot Size | 72.7 Acres |
| Delivery | Built to Suit |
| Lease Rate | Contact Broker |
| Loading | Building A: 36 Docks & 2 Drive-In Doors Building B: 32 Docks & 2 Drive-In Doors |
| Ceiling Height | 32' BTS |

| | |
|------------|--|
| Columns | Building A: 50'x50' Typical, Building B: 50'x54' Typical, 50'x60' Speed Bay at Docks |
| Parking | Building A: 198 Auto & 67 Trailer Building B: 192 Auto & 70 Trailer |
| Floor Slab | 6" |
| Lighting | BTS |

| | |
|----------------------------|--------------------------------------|
| Electrical | 3,000 Amp |
| Sprinkler | ESFR |
| Zoning | Highway Commercial, Town of Schodack |
| Utilities (Gas & Electric) | National Grid |
| Water | Municipal |
| Septic | Private |

PROPERTY:

The Space You Need

The Schodack Commerce Center is a Class A new construction that can be tailored to meet an occupier's specific requirements. Please contact the listing broker for possible configuration changes.

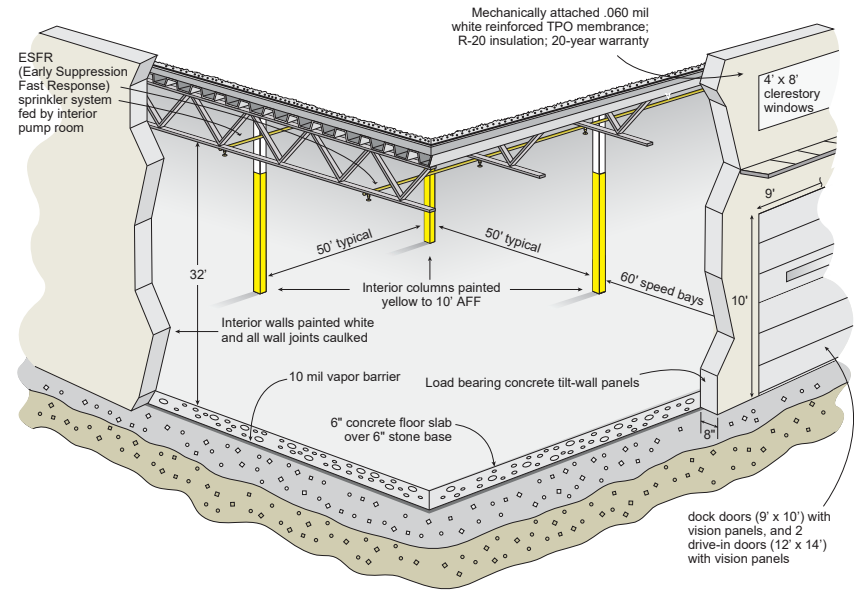
- 325,500 & 297,000 SF
- 68 Docks & 4 Drive-In Doors
- Ceiling: 32' BTS
- Columns: Building A: 50'x50' Typical, Building B: 50'x54' Typical, 50'x60' Speed Bay at Docks
- Auto Parking: 390 Total
- Trailer Parking: 137 Total



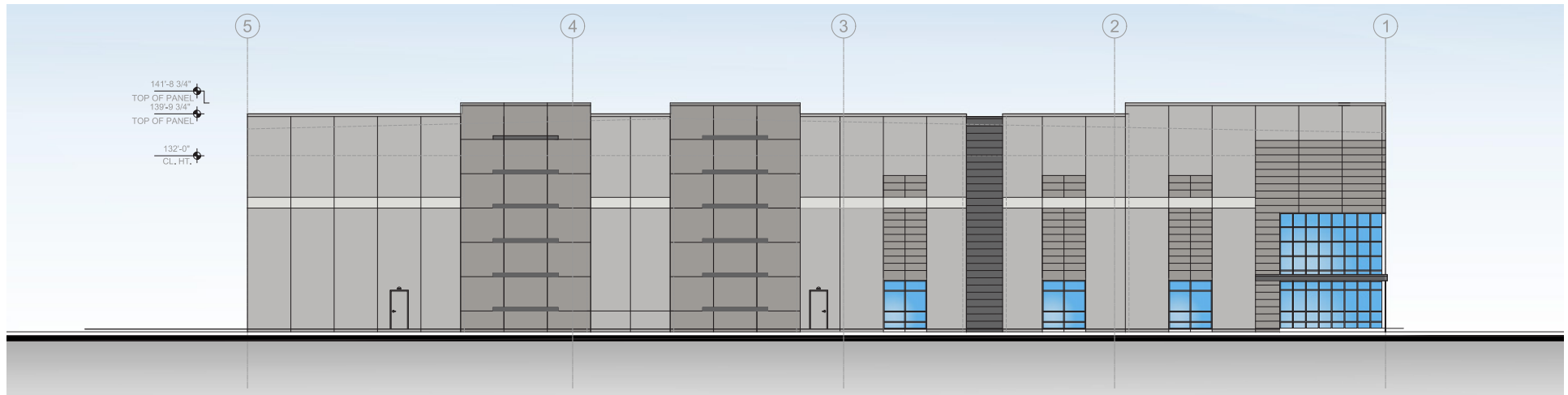
CONSTRUCTION:

Experience You Can Trust

Schodack Commerce Center is being developed by Scannell Properties. Scannell is a privately owned, international commercial real estate development firm specializing in build-to-suit and speculative projects for the industrial, office, and multifamily markets. Since 1990, they have developed more than 150 million square feet, with an annual development volume of more than \$5 billion.



EXAMPLE SIDE ELEVATION

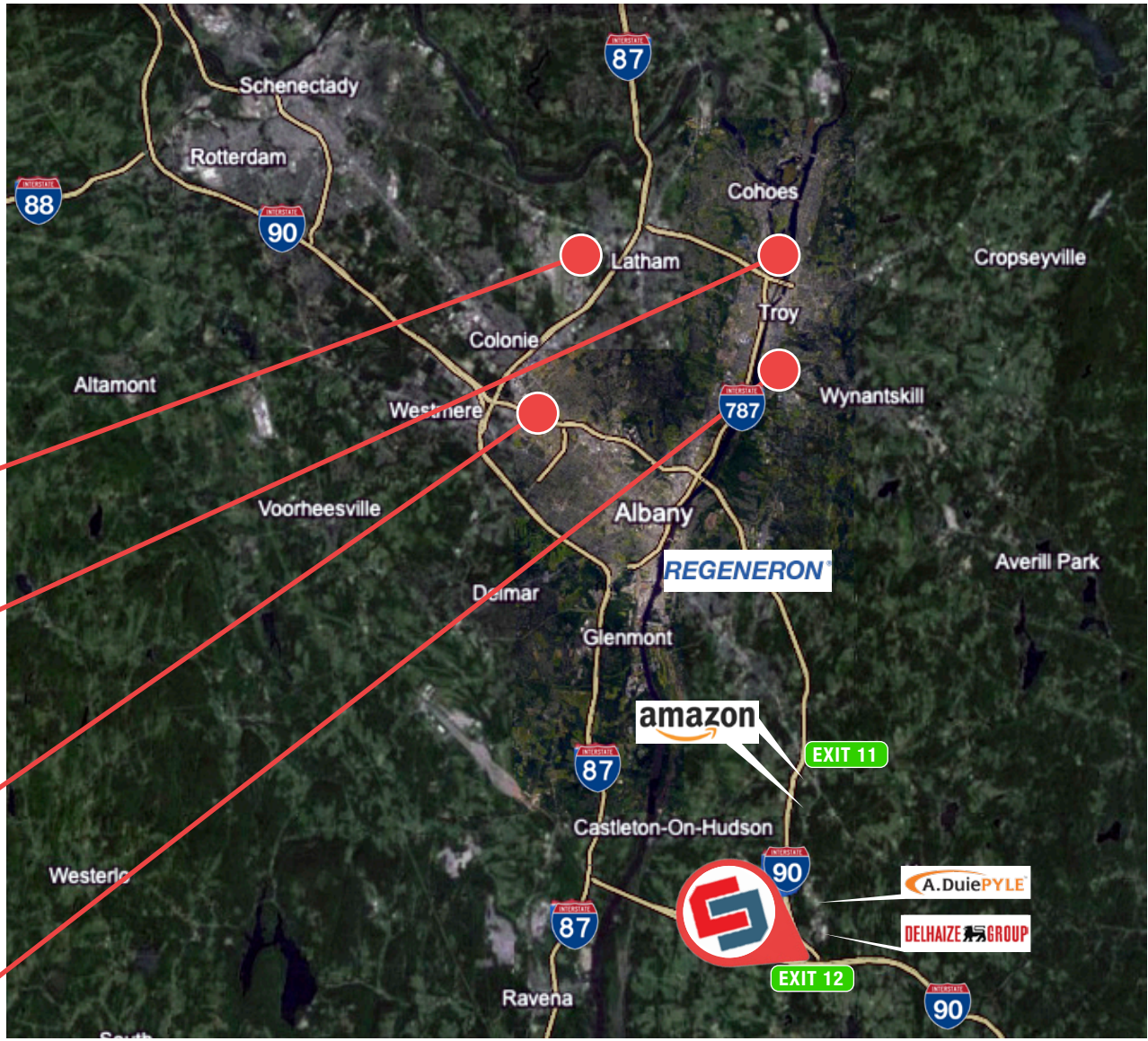


REGIONAL DISTRIBUTORS:

In Good Company

Rensselaer County and the Route 9 corridor has experienced explosive growth in the regional logistics market with the recent addition of 2 new Amazon Distribution Centers totaling 1,295,000 sf.

PHILIPS, Lindenmeyr Munroe, Forward Air, UPS, KAMAN, VOLVO, Herc Rentals, RV One, pepsi, NAPA, ecovative, mohawk, AMG, FERGUSON, Honeywell, ATD, Coca-Cola, BIMBO, Kamco, NTW, amazon, A.H. Harris & Sons, Inc., HARRIS, LENNOX, TRANE, m, marccone, Where Restaurants Buy, Restaurant Depot, LKQ, ABC Supply Co. Inc., Cummins, UNITED STATES POSTAL SERVICE, FedEx, FleetPride, BOB BILMASON, WEBB

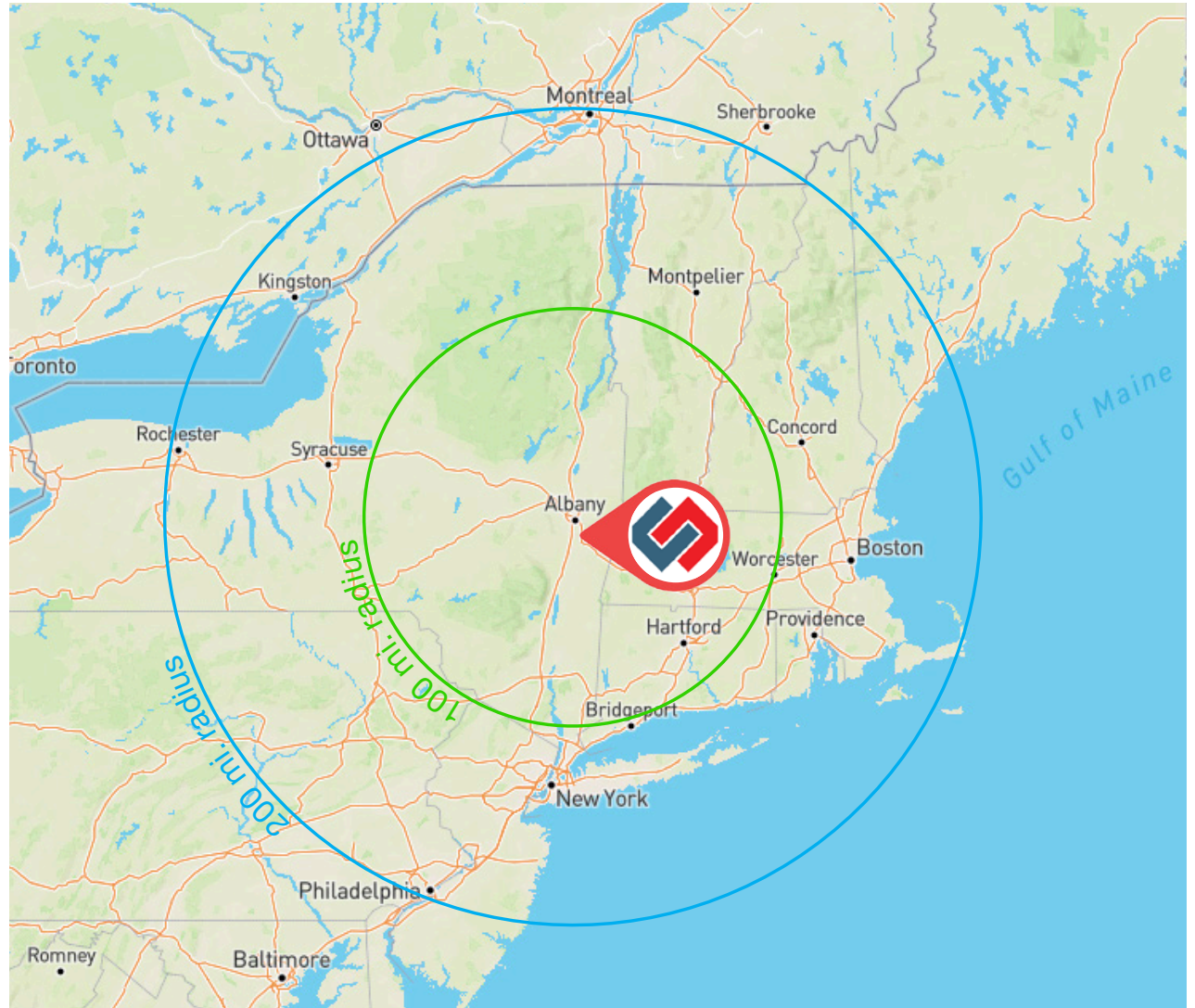


CONNECTIVITY:

Excellent Access

Situated on Route 9 with immediate access to I-90 (Exit 12) to the Berkshire Spur, I-87 Northway, and NYS Thruway. Nearby distribution users include Amazon, Hannaford, and A. Duie Pyle.

| | |
|------------------------------|------------------|
| Downtown Albany | ±14 miles |
| Albany International Airport | ±22 miles |
| I-90 (Exit 12) | Immediate Access |



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.