

1 TERMINAL ST ALBANY, NY 12206



PROPERTY HIGHLIGHTS



PRICE

\$850,000



AVAILABLE

Now



LOT SIZE

0.94 AC



TOTAL BUILDING

17,216 SF



PARKING

10 SPACES +
2 DOCKS

Property Specifications

Main Facility (Built 1952):

- +/- 6,200 sq. ft. footprint
- 15' deck with 13' 5" beam clearance
- Heavy-duty 12" concrete slab
- 1 van-height dock

Back Warehouse (Built 1984):

- Expansive +/- 10,000 sq. ft. with 19' 9" truss clearance
- Single-phase power & +/- 1,500 sq. ft. steel mezzanine
- Unheated; no sprinkler system
- Loading & Logistics: 2 tractor-trailer docks (equipped with plates, 1 active)

+/- 1,300 sq. ft. dattached supplementary garage with drive-in door plus rear yard space with expansion potential.

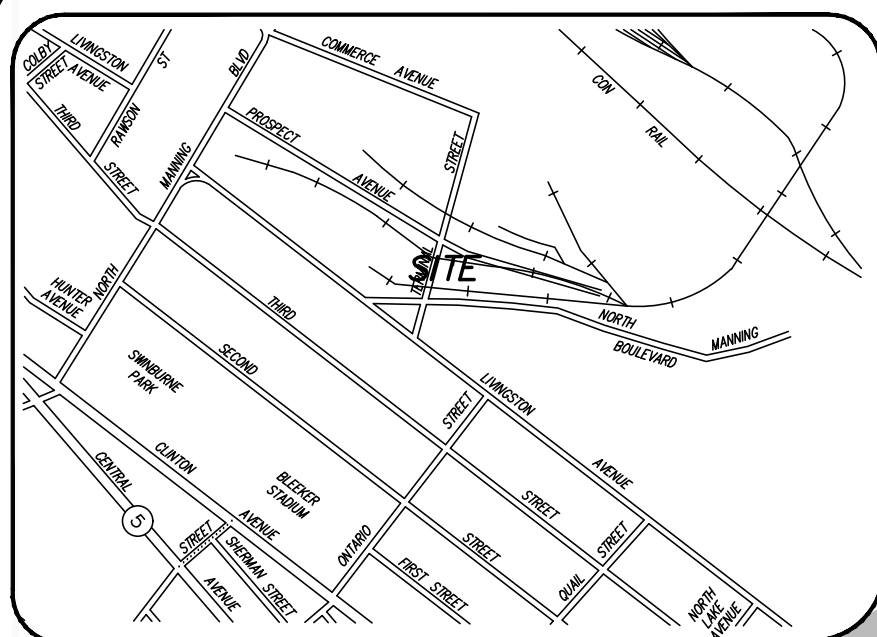
Survey attached.

This information is deemed reliable, but not guaranteed. All information should be verified prior to purchase or lease.

CONTINUUM
COMMERCIAL REALTY

DEAN TAYLOR
REAL ESTATE BROKER/MEMBER
M: 518.361.0246 | O: 518.371.0200
dean@continuumcommercial.com

RYAN TAYLOR, CCIM
REAL ESTATE BROKER/MEMBER
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VICINITY MAP
MAP NOT TO SCALE

N. MANNING BOULEVARD
(PUBLIC R.O.W.)

TERMINAL STREET
(40' PUBLIC R.O.W.)

LIVINGSTON AVENUE
(PUBLIC R.O.W.)

○ RING SOUND FOUND
W/METAL DETECTOR

No.3 TERMINAL STREET
TAX MAP No.
65.06-1-10
LANDS N/F OF
CROWN ATLANTIC CO LLC
L.2627 P.369

**FORMERLY MANNING
BOULEVARD NORTH**

RIGHT OF WAY
EASEMENT TO STANLEY PAPER
L.2454 P.1117

No.1 TERMINAL STREET
TAX MAP No.
65.10-1-1
LANDS N/F OF
STANLEY PAPER CO INC

Land Area=
40,735 S.F.
0.94± Acres

PARCEL 1
L.1462 P.142
1 STORY CONCRETE
BLOCK BUILDING

NO DESCRIPTION
WAS FOUND FOR
AREA BETWEEN
PARCEL 1 &
PARCEL 2 OF
L.1462 P.142

PARCEL 2
L.1462 P.142

No.611 LIVINGSTON AVENUE
TAX MAP No.
65.10-1-20
LANDS N/F OF
STANLEY PAPER CO INC
INSTRUMENT No.R0208-15424

No.609 LIVINGSTON AVENUE
TAX MAP No.
65.10-1-20
LANDS N/F OF
STANLEY PAPER CO INC
INSTRUMENT No.R0205-1283

No.607 LIVINGSTON AVENUE
TAX MAP No.
65.10-1-20
LANDS N/F OF
STANLEY PAPER CO INC
INSTRUMENT No.R0205-1283

No.595 LIVINGSTON AVENUE
TAX MAP No.
65.10-1-14
LANDS N/F OF
HATFIELD SR & HAROLD W
L.2201 P.498

No.593 LIVINGSTON AVENUE
TAX MAP No.
65.10-1-13
LANDS N/F OF
CLIMAX CARBONATION
INSTRUMENT No.R0203-15283

No.581 LIVINGSTON AVENUE
TAX MAP No.
65.10-1-14
LANDS N/F OF
MORRIS P.142 INC
INSTRUMENT No.R0203-23218

LEGEND

R.O.W.	RIGHT OF WAY	○	IRON ROD/RING FOUND
No.	NUMBER	▣	CATCHBASIN
enc.	ENCROACHMENT	•	BOLLARD
P.O.B.	POINT OF BEGINNING	— X —	FENCE LINE
S.F.	SQUARE FEET	—○—	OVERHEAD WIRE, UTILITY POLE & GUY WIRE
N/F	NOW OR FORMERLY	↔	TRAFFIC FLOW ACCESS AREA
(S80°52'00"E)	RECORD	⊕	HYDRANT
N89°10'53"W	MEASURED	⊙	STREET LIGHT
N	NORTH	⊙	LIGHT POLE
S	SOUTH	▣	CONCRETE
E	EAST	▣	PAVEMENT
W	WEST	▣	CRUSHED STONE
elec.	ELECTRIC		
L	LIBER		
P	PAGE		

GENERAL NOTES

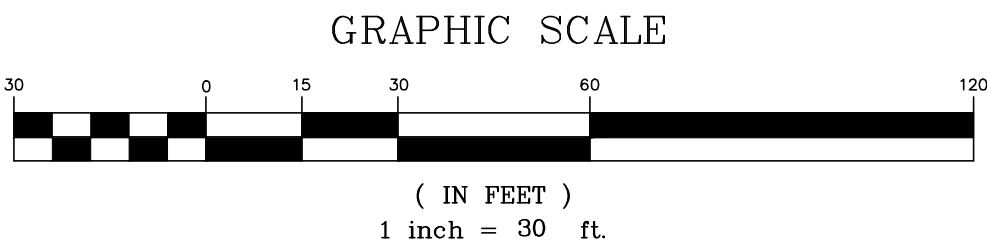
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MAP REFERENCES

1. A MAP ENTITLED "BOUNDARY SURVEY FOR CELLCO PARTNERSHIP D/B/A BELL ATLANTIC NYNEX MOBILE, WEST ALBANY COMMUNICATION FACILITY, CITY OF ALBANY, COUNTY OF ALBANY, STATE OF NEW YORK" DATED MARCH 26, 1997 AND LAST REVISED JUNE 6, 1997, CREATED BY CLOUGH, HARBOUR & ASSOCIATES LLP AND FILED IN THE ALBANY COUNTY CLERK'S OFFICE ON JANUARY 17, 1997 AND FILED IN DRAWER No.172 AS MAP No.10419.
2. A MAP ENTITLED "MAP SHOWING LOCATION OF BUILDING WITH REFERENCE TO PROPERTY LINES OF No.615 LIVINGSTON AVENUE ALBANY, NEW YORK" DATED MARCH 22, 1966, MADE BY HERSHBERG & HERSHBERG AND KNOWN AS MAP No.66-80.

CERTIFICATIONS

THIS SURVEY IS CERTIFIED TO:
1. STANLEY PAPER CO INC



HERSHBERG & HERSHBERG
Consulting Engineers
and Land Surveyors
18 Locust Street
Albany, New York 12203
Phone No.: 518-459-3096

MAP SHOWING LOCATION OF BUILDINGS AND IMPROVEMENTS WITH REFERENCE TO PROPERTY LINES OF

**No.1
TERMINAL STREET**

CITY OF ALBANY, COUNTY OF ALBANY, STATE OF NEW YORK

ALTERATION OF THIS DOCUMENT, EXCEPT BY A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, IS ILLEGAL.

REVISIONS:

DATE: 12/22/2025 SCALE: 1"=30' BY: AVC CHK: GRT MAP No.: 250303

