

UP TO 64,312 SF

INDUSTRIAL SPACE

FOR LEASE

136 FULLER RD, ALBANY, NY 12205



4 DOCKS
WITH ROOM
FOR EXPANSION



I-90 IMMEDIATE
ACCESSIBILITY
WITH VISIBILITY



AVAILABLE
SEPTEMBER 2024



STANDARD BROKERAGE
COMPANY
4 Executive Park Drive
Albany, NY 12203
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INTRODUCTION:

Property Overview

This property offers over 60,000 square feet of versatile industrial, manufacturing, or final mile distribution space, divisible down to approximately 30,000 square feet. Enjoy immediate highway access to I-90 via Exit 2, with excellent visibility from the ramp for added marketing value. Public transportation access is available via CDTA on Fuller Road. Landlord offers the entire premises at \$6.75 per square foot NNN or partial premises at \$7.50 per square foot, providing flexible leasing options.



Bldg Type	Block/Steel
Roof	Flat Rubber
Total Building Size	266,412 SF
Lot Size	15.56 Acres
Available Space	64,312 SF
Lease Rate	Full Suite: \$6.75/SF NNN 30,334 - 33,898 SF Suite : \$7.50/SF NNN

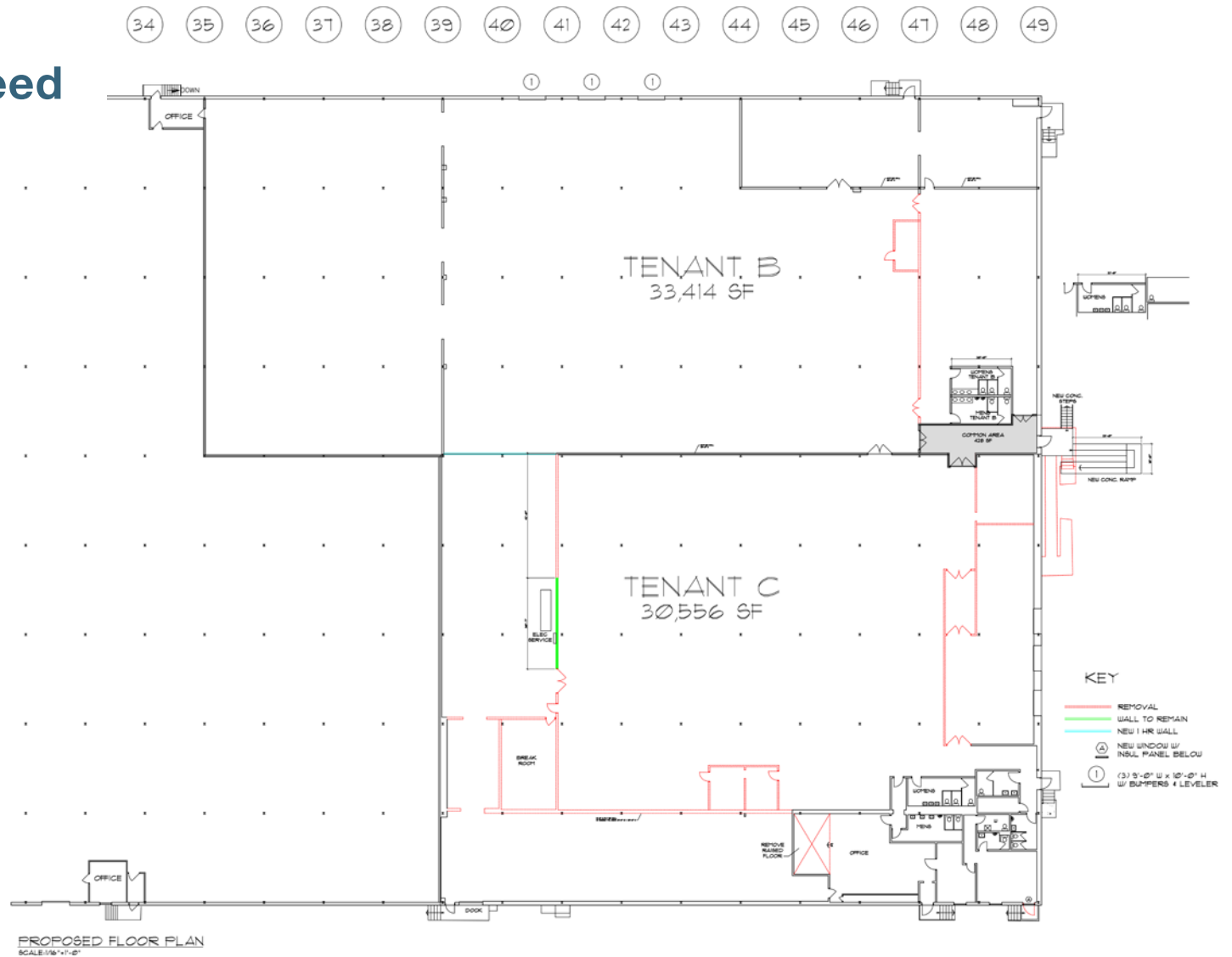
NNN	\$2.65/SF (est.)
Delivery	September 1, 2024
Zoning	Industrial (I-1), City of Albany
Sprinkler	Wet
Lighting	New LED Lighting
Electrical	480/277 800 Amp
Utilities (Gas & Electric)	National Grid
Water and Sewer	Municipal



PROPERTY:

The Space You Need

- 64,312 SF Total
- Demisable Down to 30,334 SF
- 4 Dock Doors
- Room for Dock Expansions
- 57 Vehicle Parking
- Yard Storage TBD
- 18.5' Clear Ceilings
- 20'x30' Columns



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CLICK
TO VIEW
SITE PLAN



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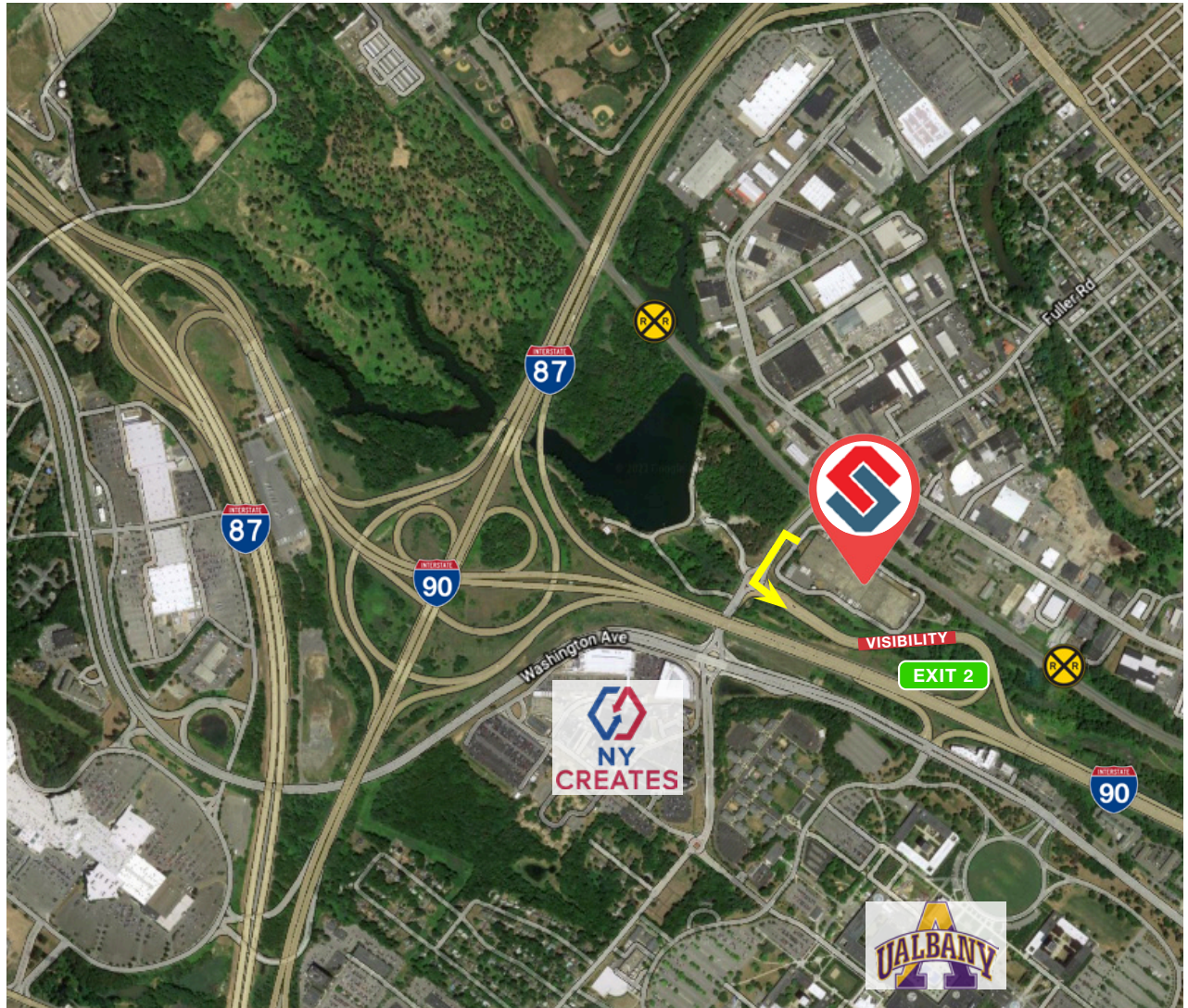
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CONNECTIVITY:

Excellent Access

Best in market accessibility to I-90 and I-87.

Downtown Albany	±6.5 miles
Albany International Airport	±5 miles
I-90 (exit 2)	Immediate Access
I-90/I-87 Interchange	±1 mile



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.



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