

**FOR LEASE**



**RENSELAER COUNTY**

# **1548 BURDEN LAKE RD**

**Averill Park, NY (Town of Sand Lake)**

**23North**  
COMMERCIAL REAL ESTATE SERVICES

## PROPERTY HIGHLIGHTS

- Industrial-flex space for lease
- Old factory building
- Recently renovated
- 3-Phase Power
- 2 Loading docks
- Handicap elevator
- 1400 lb. freight elevator
- 25 mins to Downtown Albany
- 0.4 miles to Route 43
- 9 miles to I-90
- Utilities, Municipal
- HVAC
- <15 minute drive to most amenities
- Beautiful creek view
- Space includes executive office, conference room, pantry, private bathroom and storage room

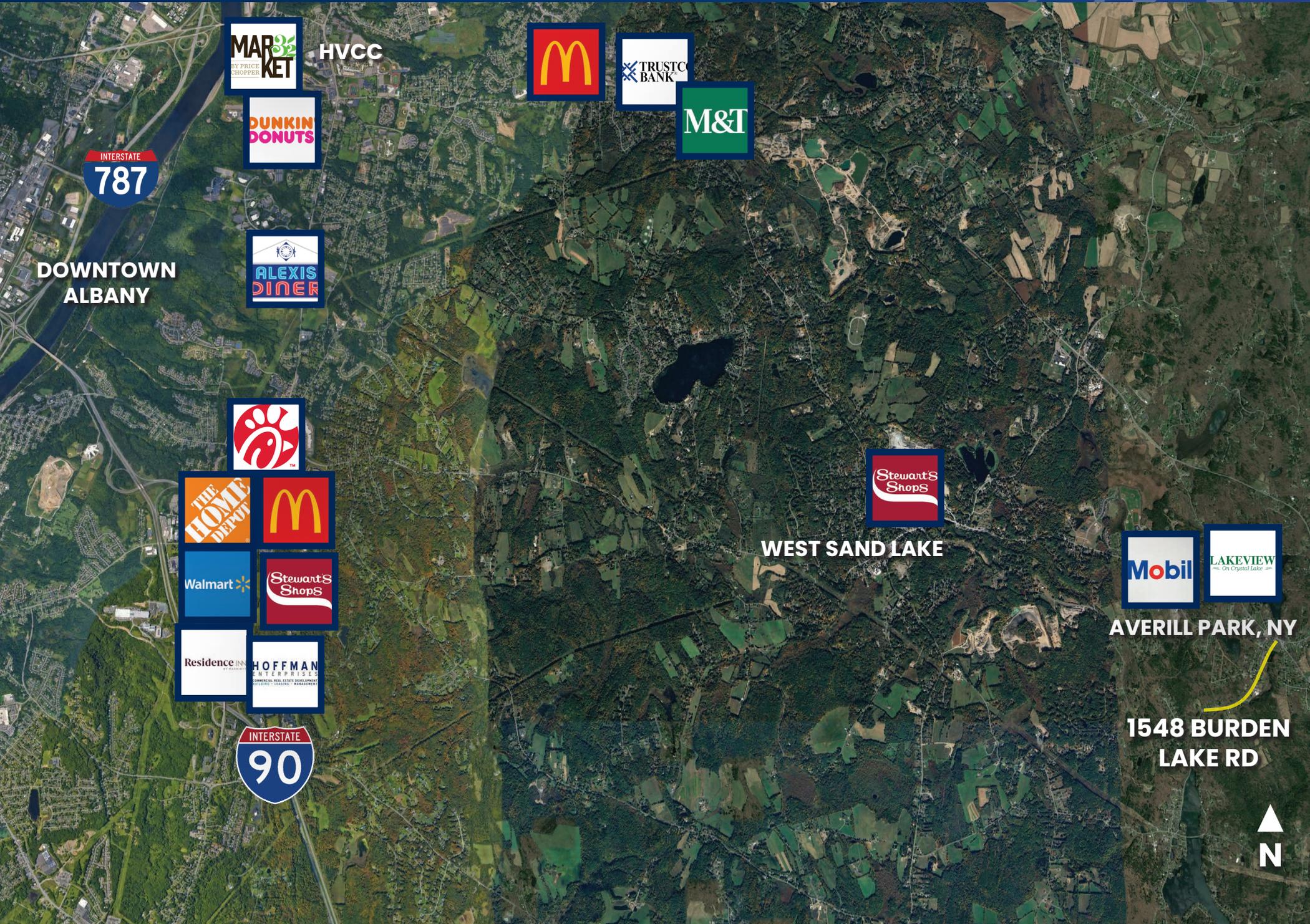
## OFFERING SUMMARY

AVAILABLE SF	4,300
RATE	\$3,200 MOD GROSS



# LOCATION

1548 BURDEN LAKE RD



DOWNTOWN  
ALBANY

INTERSTATE  
787



HVCC



INTERSTATE  
90

WEST SAND LAKE



AVERILL PARK, NY

1548 BURDEN  
LAKE RD



# DEMOGRAPHICS

1548 BURDEN LAKE RD

## TOTAL POPULATION

3 Miles	5 Miles	10 Miles
7,457	15,821	122,841

## AVERAGE DAILY TRAFFIC COUNT

Burden Lake Rd (2023)

559

## MEDIAN HOUSE OR CONDO VALUE

Town of Sand Lake (2023)  
\$328,700

## MEDIAN HH INCOME

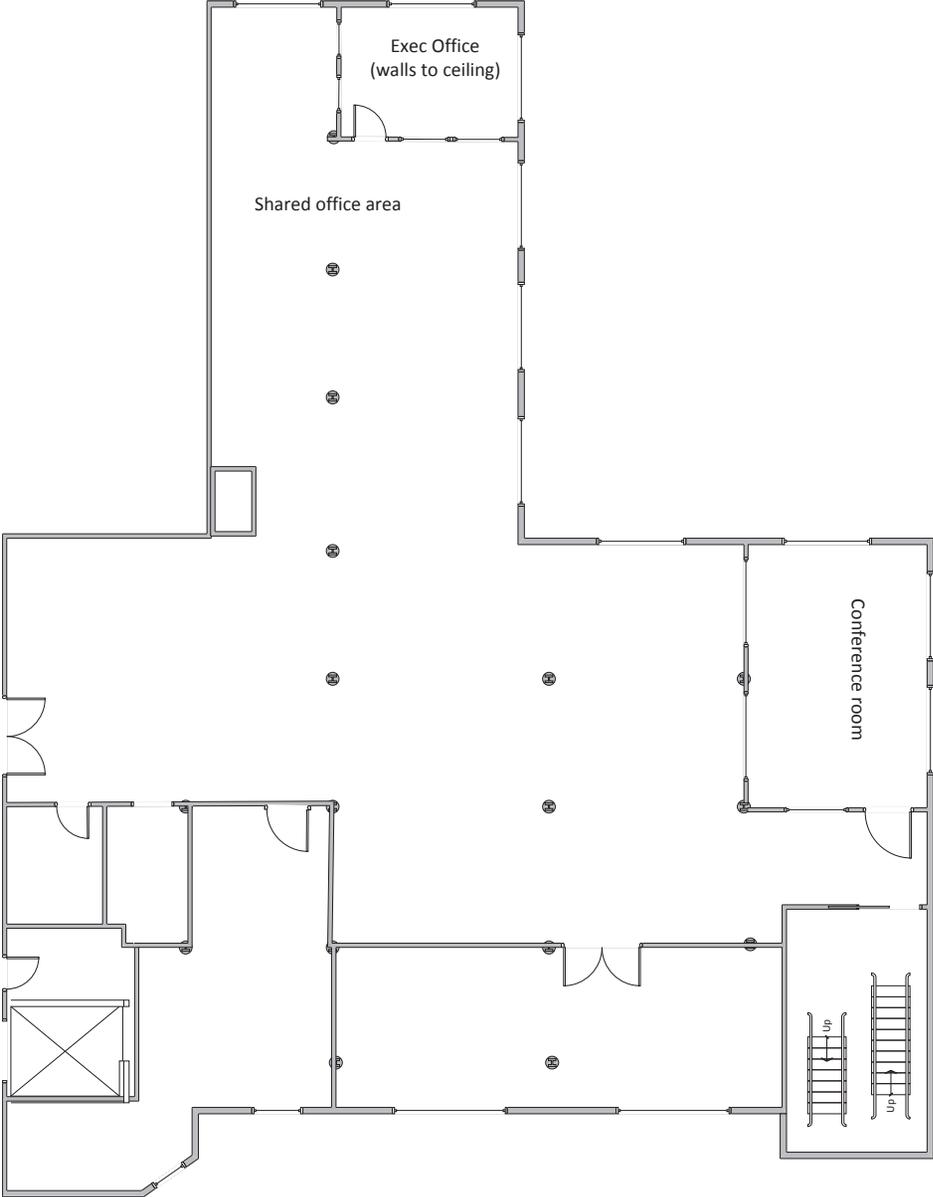
Town of Sand Lake (2023)  
\$126,843

## ESTIMATED PER CAPITA INCOME

Town of Sand Lake (2023)  
\$58,914



2<sup>nd</sup> Floor Rear – floor plan  
Next Advance



# PHOTOS

1548 BURDEN LAKE RD





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