

181,300 SF

WAREHOUSE/DISTRIBUTION FACILITY

FOR SALE

38 CORPORATE CIRCLE, ALBANY, NY 12203



ABSOLUTE
NET LEASE -
SINGLE TENANT
INVESTMENT



12 DOCKS,
1 OHD



±4.0 MILES
TO I-87 & I-90
INTERCHANGE



STANDARDBROKERAGE
COMPANY
4 Executive Park Drive
Albany, NY 12203
standardbrokerageco.com



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INTRODUCTION

Construction	Steel and Concrete Block
Roof	EPDM (2008)
Building Size	181,300 SF
Office	39,800 SF
Warehouse	141,500 SF
Asking Price	\$20,000,000
Real Estate Taxes	\$390,544.27
Lot Size	13.3 Acres
Loading	12 Docks, 1 OHD
Ceiling Height	30' Clear
Columns	36' x 36'
Parking	Approx. 253 Spaces
Frontage	1183' Corporate Circle (Corner)
Electrical	3-Phase, two 1000 amp feeds, two generators
Sprinkler	Wet
Utilities	National Grid
Water and Sewer	Public
Delivery	Immediately
Zoning	Light Industrial



Tyler Culberson, SIOR
President & Principal Broker
Standard Brokerage Company
M: (518) 857-0586
O: (518) 618-0590, ext. 402
E: tculberson@standardbrokerageco.com

Daniel Slote, SIOR
Associate Real Estate Broker
Standard Brokerage Company
M: (518) 322-9752
O: (518) 618-0590, ext. 404
E: dslote@standardbrokerageco.com

James P. Cozza
Vice President
Kelleher Sadowsky
M: (508) 450-4271
O: (508) 755-0707
E: cozza@kelleher-sadowsky.com

Andrew J. Sherman
Vice President
Kelleher Sadowsky
M: (860) 748-2822
O: (508) 755-0707
E: sherman@kelleher-sadowsky.com

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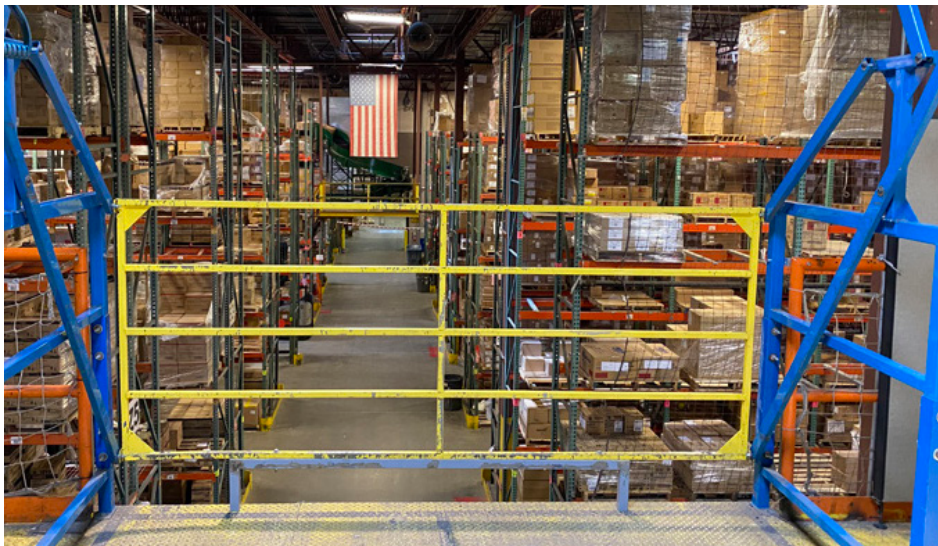
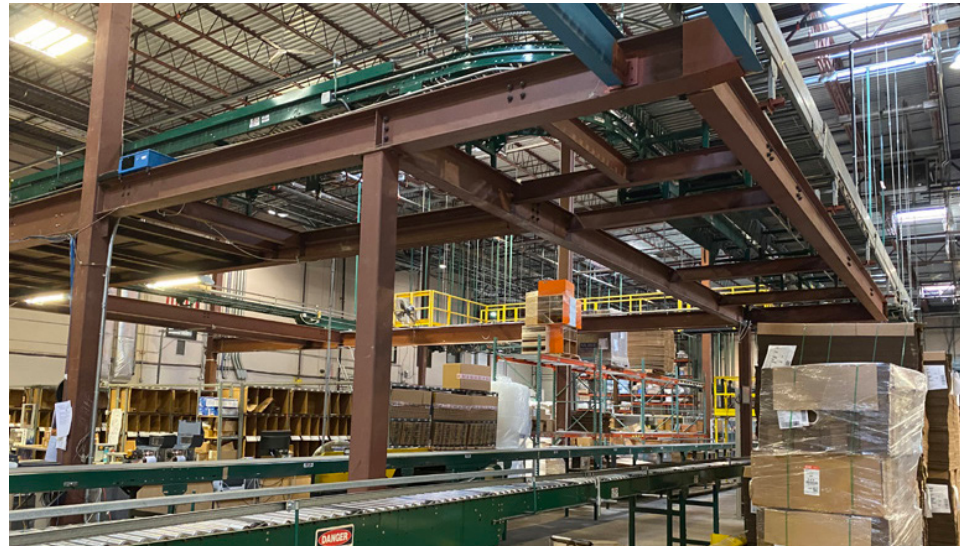
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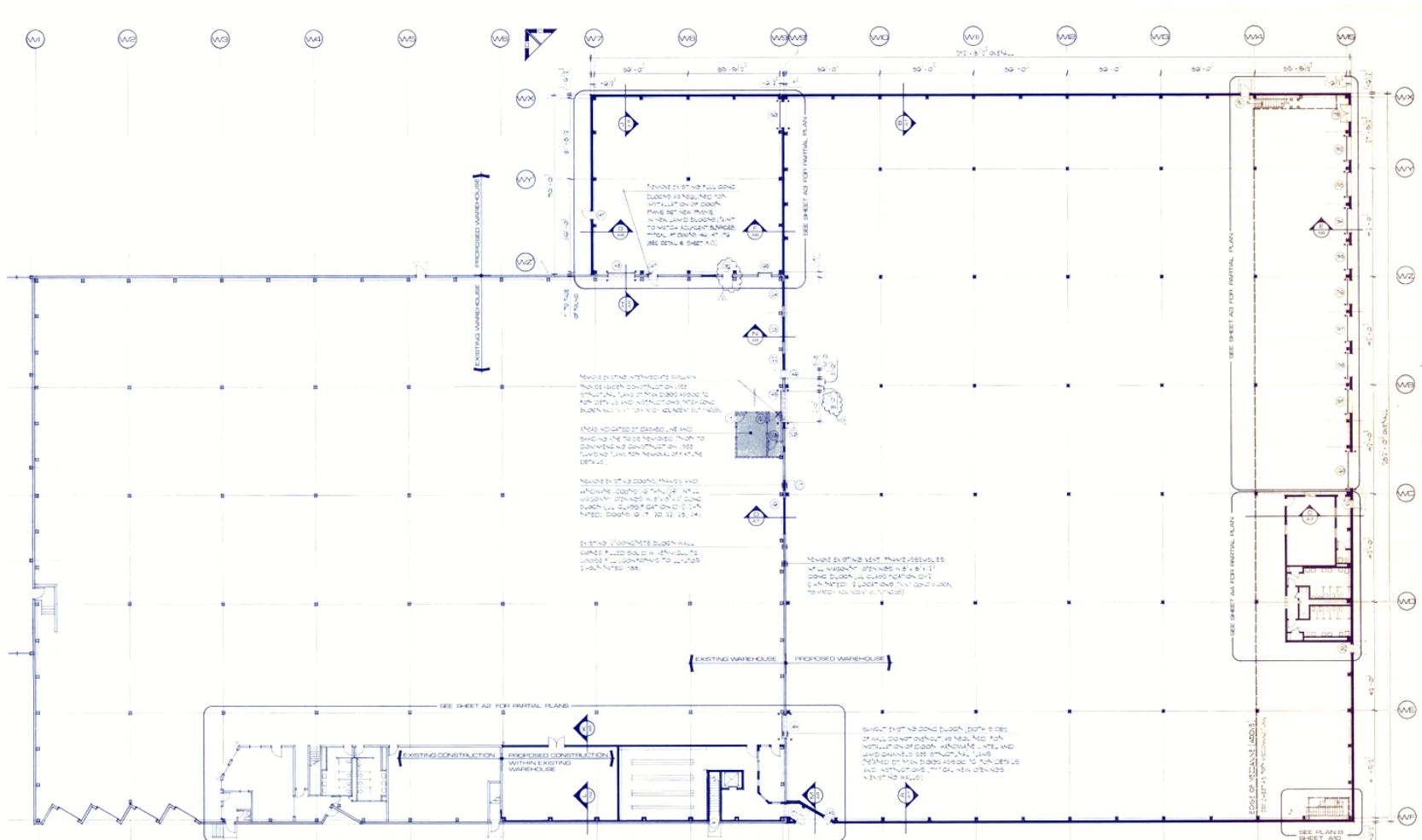
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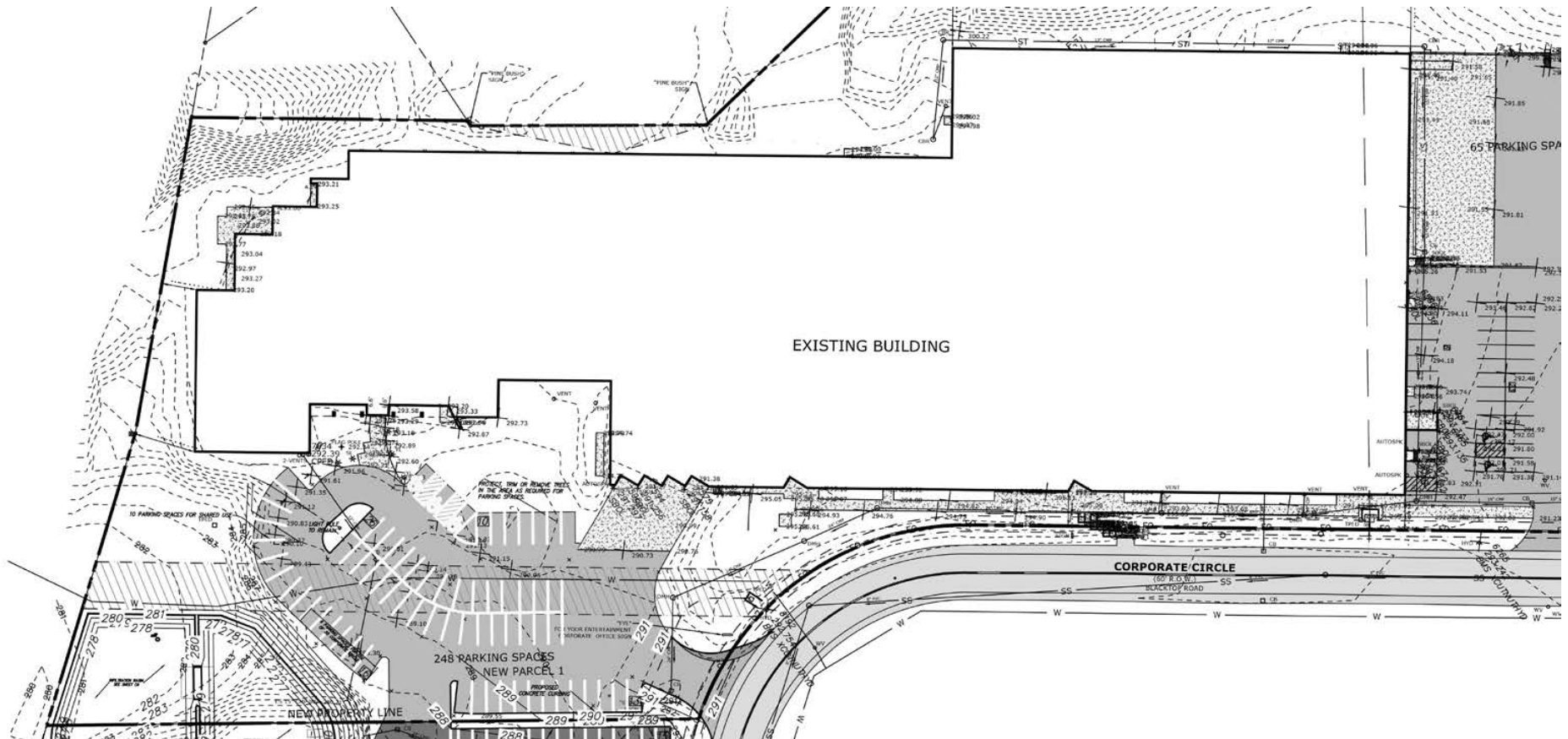
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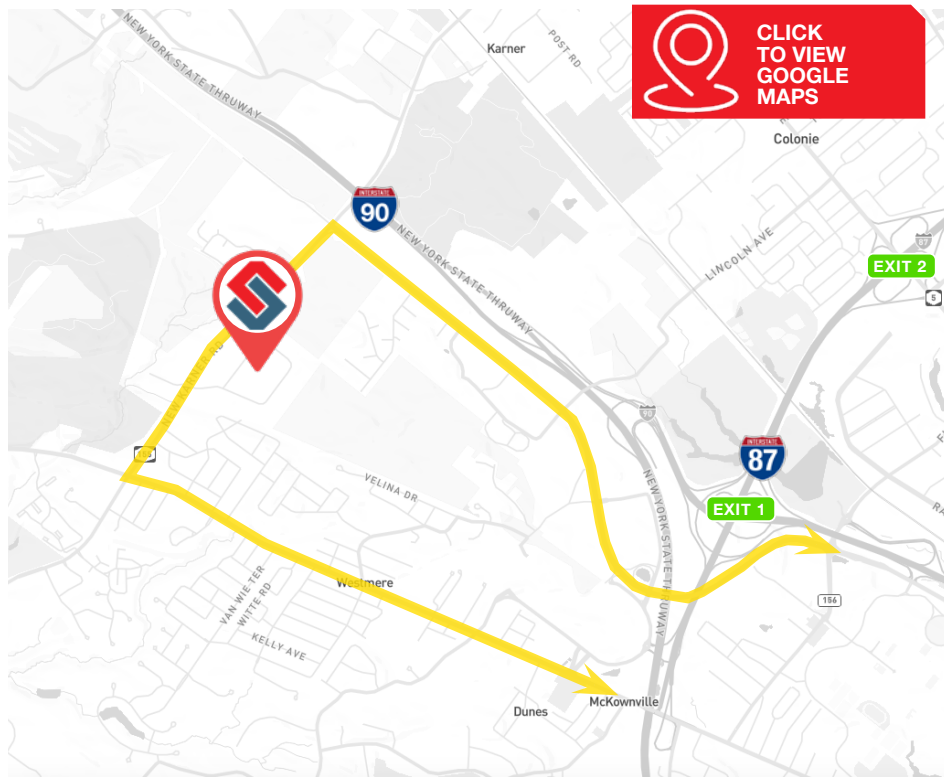
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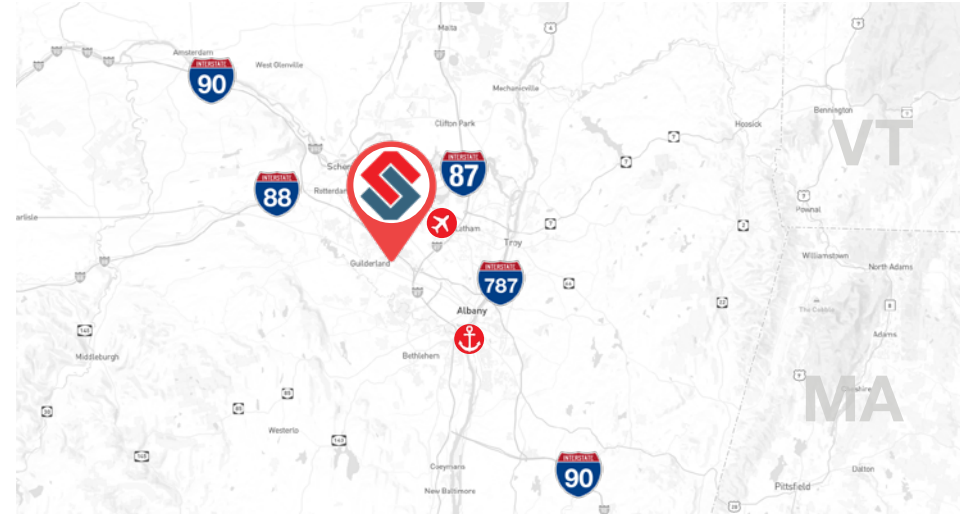
HIGHWAY ACCESS



Downtown Albany	±9 miles
Albany International Airport	±6 miles
I-87 & I-90 Interchange	±4 miles

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.

CAPITAL REGION



4 HOUR DRIVE TIME



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