

NEW BUILD



ALBANY COUNTY | NEW WAREHOUSE BUILD

48 CORPORATE CIRCLE

Albany, NY (Town of Guilderland)



FEATURES

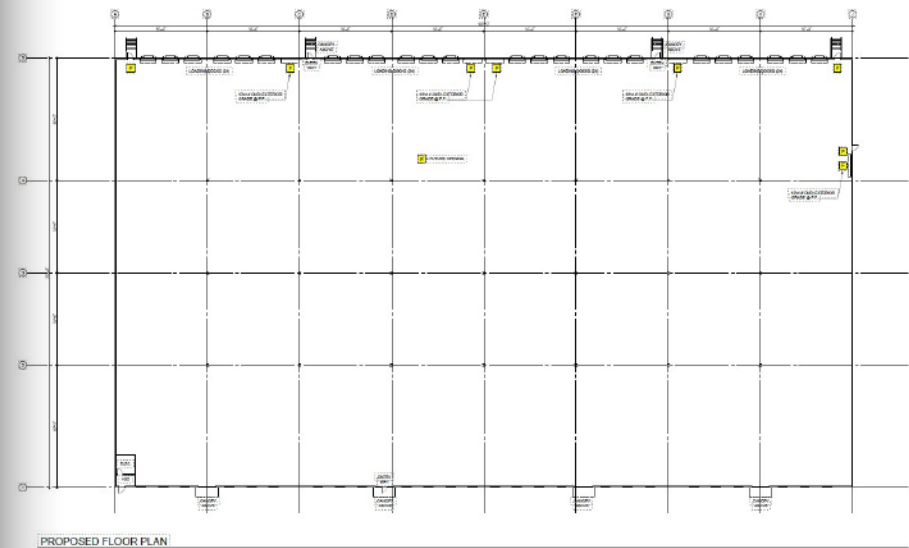
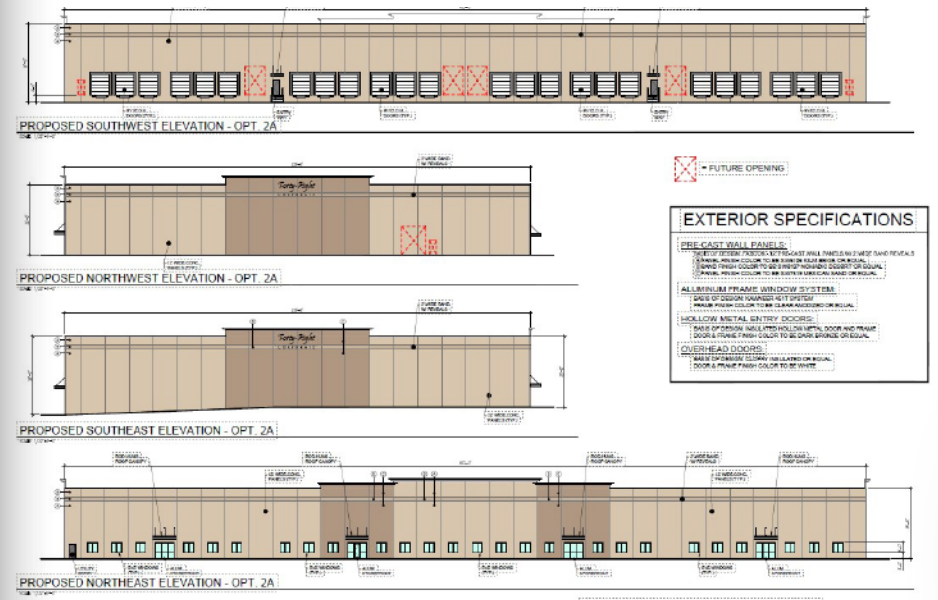
48 CORPORATE CIRCLE

PROPERTY HIGHLIGHTS

- **New build to suit** warehouse
- Sprinkle System **ESFR**
- Clear Span 30' ceiling height
- **Dock Height Doors** (24) 9x10'
- **Ground Level Doors** (4) 10x14'
- Two building fronts (Corporate Cr & New Karner Rd)
- **Zoning C1**
- Utilities, Municipal
- Electrical: 800 Amp service
- HVAC: **Forced hot air/AC**
- Walls: **Cement**
- 7 minute drive to **i87/i90 Junction**
- <5 minute drive to most amenities
- **Subdividable**
- **Delivery 2024** - 4th Quarter

OFFERING SUMMARY

AVAILABLE SF	93,000
RATE	\$9.85 + NNN



LOCATION

48 CORPORATE CIRCLE



DEMOGRAPHICS

48 CORPORATE CIRCLE

TOTAL POPULATION

1 Mile

4,333

2 Miles

14,854

3 Miles

34,958

AVERAGE DAILY TRAFFIC COUNT

New Karner Road (2018)

20,352

MEDIAN HOUSE OR CONDO VALUE

Town of Guilderland (2022)

\$312,300

MEDIAN HH INCOME

Town of Guilderland (2022)

\$101,927

ESTIMATED PER CAPITA INCOME

Town of Guilderland (2022)

\$55,578



PROGRESS

48 CORPORATE CIRCLE



DELIVERY 2024 (4th Q)



DRAWINGS

48 CORPORATE CIRCLE



TABLE FOR STREET TREES	
DESCRIPTION	TOTAL
ACER PALMATUM CRIMSON KING	9
TOTAL PROVIDED	9
TOTAL REQUIRED	14

PARKING ANALYSIS TABLE			
description	requirement	quantity	# required
warehouse/distribution	1/1000 sf	93,000 sf	93
total spaces required			93
total spaces provided			73
banked spaces provided			77
loading dock spaces provided			24

LANDSCAPED ISLAND TABLE	
description	50 Feet
island #1	713
island #2	192
island #3	373
island #4	1,313
total provided	2,591
Landscaping must equal 7% of parking space and vehicle circulation area total required.	33,643 x 7% = 2,355

PROPOSED SITE COVERAGE STATISTICS		
description	sf	acres
Total Area	363,144	8.34
Impervious Area	189,482	4.35
Pervious Area	173,662	3.99
Building Area	93,000	2.13
Concrete, Pavement Area	75,521	1.73
Porous Pavement Area*	20,959	0.48
		5.77

NOTES

- CORPORATE CIRCLE STREET MODIFICATION TILL 2024. ALL STREET RESTORATION TO BE CURB TO CURB FULL LENGTH OF PROPERTY.
- RIGHT OF WAY ACCESS POINTS FOR CONSTRUCTION ENTRANCES AND FOR NEW DRIVE ACCESS TO PROPERTY.
- STREET OPENING PERMIT FOR ALL SITE WORK WITHIN CITY RIGHT OF WAY.
- CLOSING PERMIT AND BOND FOR SITE WORK IS REQUIRED. CONTACT PATRICK WOODHEAD, ENGINEERING DIVISION, CITY OF ALBANY, 518-434-2387.
- PRIOR TO THE START OF ANY WORK ALL PROPERTY CORNERS SHALL BE STAKED WITH CORNER MARKERS BY A PROFESSIONAL LICENSED SURVEYOR. CORNER MARKERS SHALL BE MAINTAINED THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD.
- WATER AND SEWER PERMITS WILL BE REQUIRED FOR THE PROPOSED UTILITY CONNECTIONS PRIOR TO THE START OF CONSTRUCTION.

ZONING INFORMATION

L-1 LIGHT INDUSTRIAL

MIN. LOT WIDTH & FRONTAGE 25 FEET
 MIN. FRONT YARD 0 FEET
 MIN. SIDE YARD 10 FEET MINIMUM EACH SIDE
 MIN. REAR YARD 20 FEET
 MAX. BUILDING HEIGHT 40 FEET
 MAX. LOT COVERAGE N/A
 MAX. BUILDING UNITS 1 UNIT 750 SF FLOOR AREA
 ZONING INFORMATION ADOPTED FROM: WWW.CODE360.COM

SETRBACK LINES DEPict CURRENT ZONING REGULATIONS AND DO NOT NECESSARILY CORRESPOND WITH REGULATIONS WHEN SUBJECT PARCEL WAS DEVELOPED.

WAVERS FROM THE L-1 DESIGN STANDARDS

- 375-4036(X)(3) - RIGHT-OF-WAY ACCESS TO INDIVIDUAL LOTS SHALL BE PERMITTED AS FOLLOWS: DOUBLE-LANE ACCESS: 20 FEET MAXIMUM WAIVER REQUIRED.
- 375-4036(X)(4) - RIGHT-OF-WAY ACCESS TO INDIVIDUAL LOTS SHALL BE PERMITTED AS FOLLOWS: DOUBLE-LANE ACCESS: 20 FEET MAXIMUM WAIVER REQUIRED.
- STORM 375-4036 - PARKING LAYOUT DIMENSIONS, ACCESS AISLE WIDTH (FEET), 20' PARKING ANGLE - 24 FOOT WIDTH, WAIVER REQUIRED.
- AT LEAST ONE SHADE TREE SHALL BE PLANTED PER 25 LINEAR FEET OF STREET FRONTAGE, WAIVER REQUIRED.



HERSHBERG & HERSHBERG
 Consulting Engineers and Land Surveyors
 18 Locust Street
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ALTERATION OF THIS DOCUMENT EXCEPT BY LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, IS ILLEGAL.



DATE	REVISIONS
5-10-2020	
5-27-2020	GENERAL REVISION
6-1-2020	COMMIT LETTER DATED 5-27-2020
6-1-2020	ADDED: FORMER MAP SYSTEMS DATA

SITE PLAN FOR
48 CORPORATE CIRCLE & 41 KARNER ROAD
 CITY OF ALBANY, COUNTY OF ALBANY, STATE OF NEW YORK

FILE: 22030W (SCALE: 1"=50') (CITY MAP) (DATE: 1/26/23) (CITY MAP) (DATE: 2/20/24)

DRAWINGS

48 CORPORATE CIRCLE





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