

75,000 SF

WAREHOUSE/DISTRIBUTION FACILITY

FOR LEASE

42 CORPORATE CIRCLE, ALBANY, NY 12203



AVAILABLE
FULLY RACKED



8 DOCKS,
1 OHD



±4.0 MILES
TO I-87 & I-90
INTERCHANGE



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

Construction	New Construction, Pre-engineered metal
Roof	Metal
Building Size	75,000 SF
Office	5,000 SF
Warehouse	70,000 SF
Lease Rate	\$10.85/SF NNN
NNN	\$3.28/SF
Lot Size	3.83 Acres
Loading	8 Docks, 1 OHD
Ceiling Height	36' Clear
Racking	Available at Additional Cost
Columns	50' x 42'
Parking	60 Spaces
Electrical	277/1480V/3 Phase/4W 800AMP Service
Sprinkler	ESFR w/Fire Pump
Lighting	LED with Motion Sensors
Utilities	National Grid
Water and Sewer	Public
Delivery	Immediate
Zoning	Light Industrial



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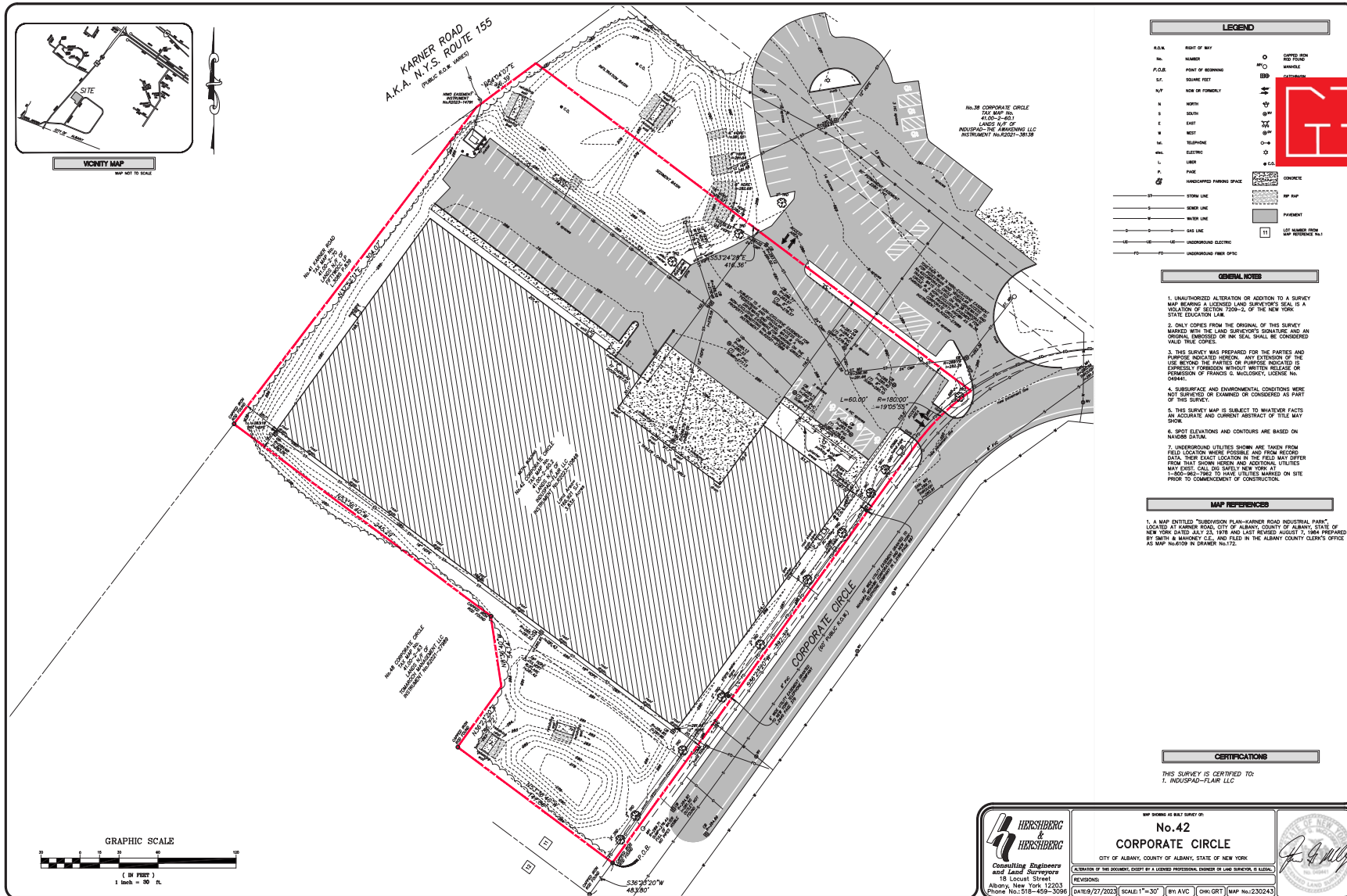
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CLICK TO VIEW PLANS



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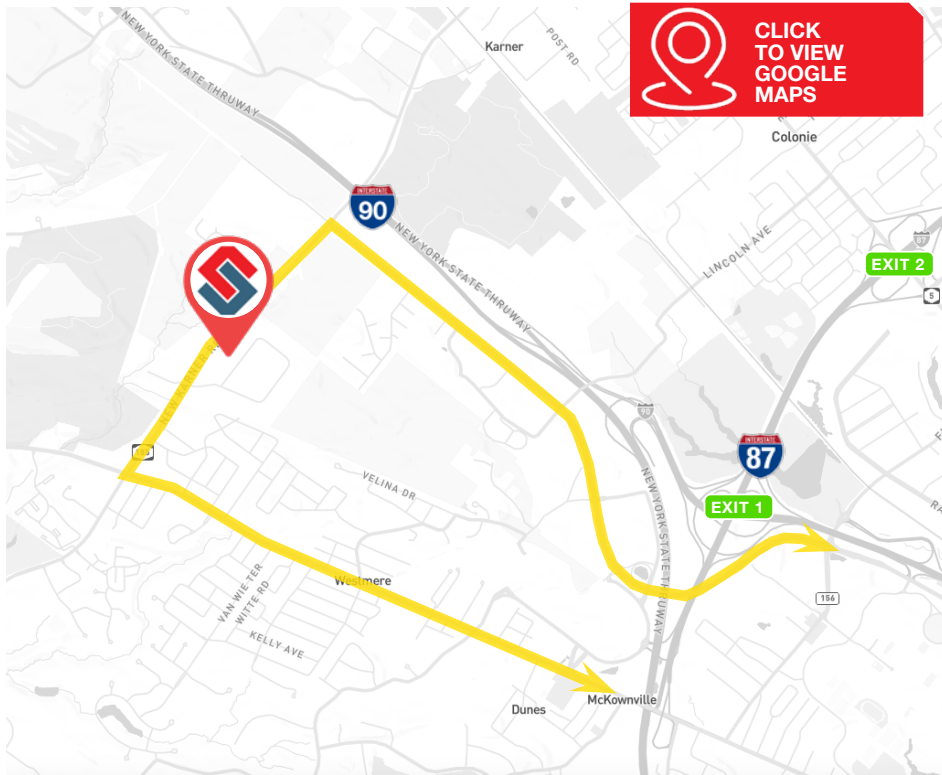
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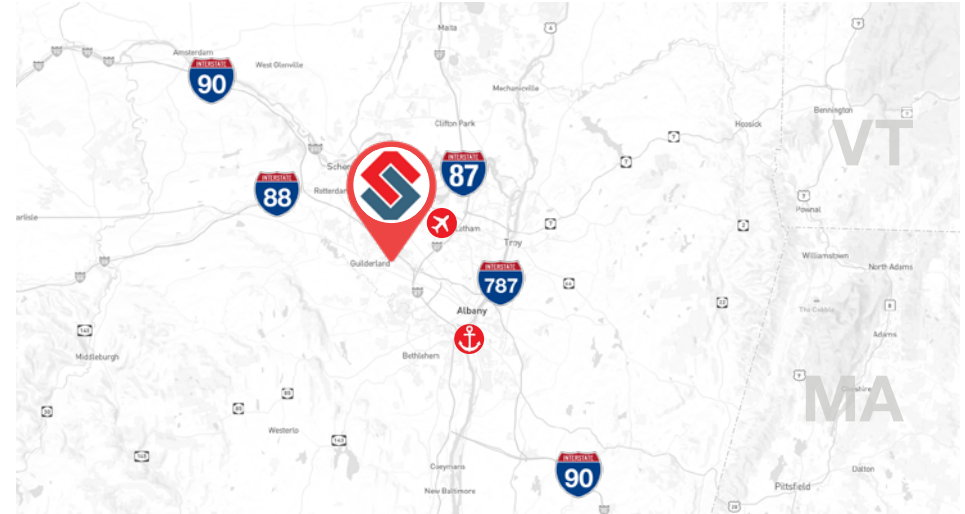
HIGHWAY ACCESS



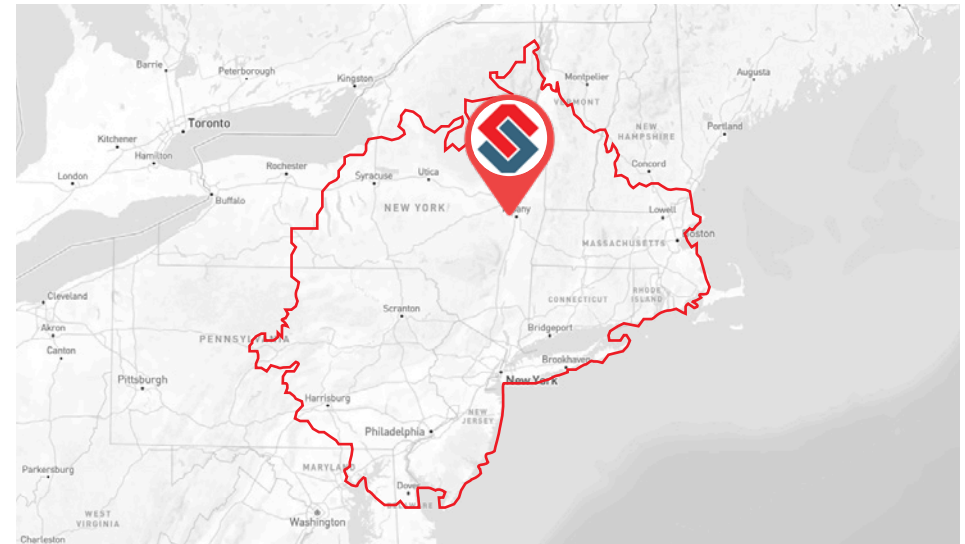
Downtown Albany	±9 miles
Albany International Airport	±6 miles
I-87 & I-90 Interchange	±4 miles

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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