

# 40,000 SF

CLASS A INDUSTRIAL SPACE

## FOR SUBLEASE

55 COMMERCE AVE., ALBANY, NY 12206



5 DOCKS  
AND 1 OHD



UNDER 1 MILE  
TO I-90



IMMEDIATELY  
AVAILABLE



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**INTRODUCTION:**

# Property Overview

Class A modern warehouse space immediately available for sublease in the heart of the Capital region. The property is perfect for overflow storage and includes 5 docks and 1 OHD. The asking rent is \$8.00 PSF gross and the term is flexible. In addition, the racking is available allowing for a turnkey operation.



Construction	Tilt Up
Roof	Rubber
Building Size	125,000 SF
Available Space	40,000 SF
Lot Size	7.6 Acres
Lease Rate	\$8.00 gross
Delivery	Immediately Available
Loading	5 docks, 1 OHD
Ceiling Height	32'
Columns	50' x 50', 50' x 60' at Dock Door
Floor Slab	6"



Lighting	LED
Sprinkler	ESFR
Zoning	Industrial, City of Albany

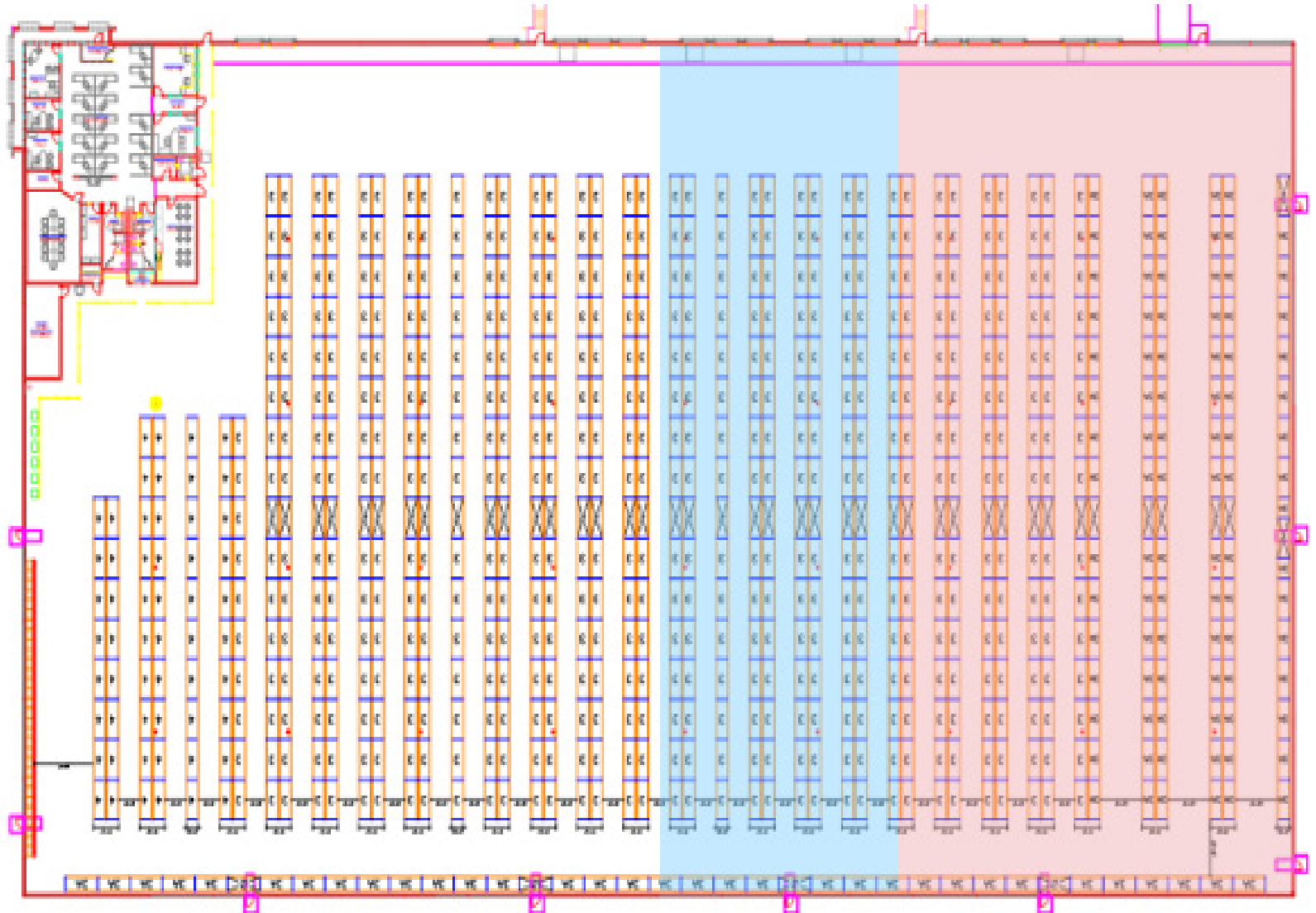


HVAC	Rooftop gas and makeup air units
Utilities (Gas & Electric)	National Grid
Water and Sewer	Municipal

**PROPERTY:**

# The Space You Need

- 40,000 SF Available
- 5 Dock Doors
- 1 OHD
- 32' Clear Ceilings
- 50' x 50' Columns  
(50' x 60' at Dock Door)

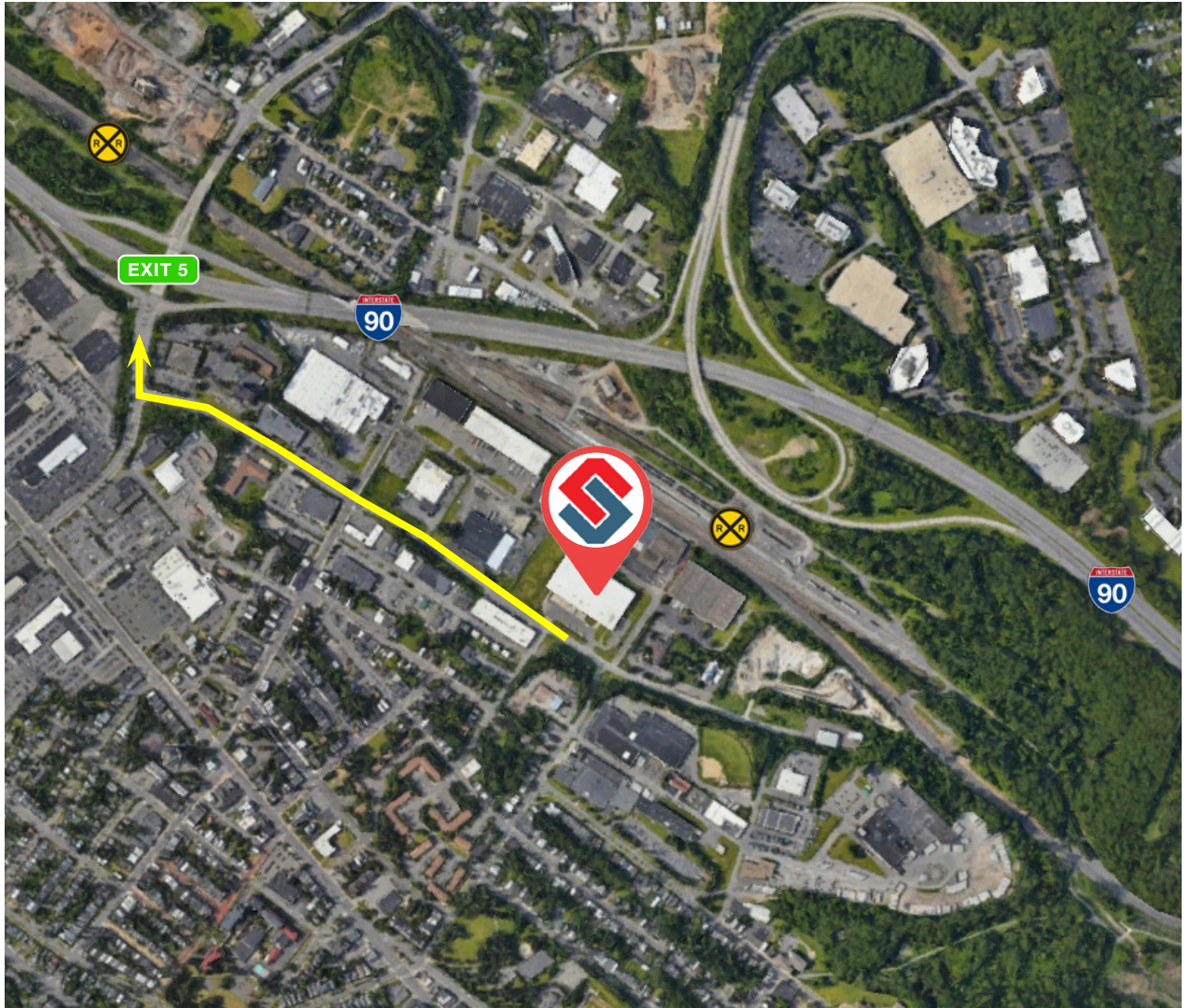


**CONNECTIVITY:**

## Excellent Access

The property is situated in the heart of the Capital Region. There is easy access to Interstate 90 under 1 miles west and Interstate 87 is approximately 4 miles away.

Downtown Albany	±2.5 miles
Albany International Airport	±6 miles
I-90 (exit 5)	Under 1 mile
I-87(exit 24)	±4 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.

