

# UP TO 85,948 SF

INDUSTRIAL SPACE

## FOR LEASE OR SALE

12 ELMWOOD ROAD, MENANDS, NY 12204



7 DOCKS  
& 1 OHD



UNDER 1 MILE  
TO I-190



IMMEDIATELY  
AVAILABLE FOR  
SALE OR LEASE



**STANDBROKERAGE  
COMPANY**  
4 Executive Park Drive  
Albany, NY 12203  
[standardbrokerageco.com](http://standardbrokerageco.com)

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## PROPERTY OVERVIEW

|                    |                         |                |                           |                            |               |
|--------------------|-------------------------|----------------|---------------------------|----------------------------|---------------|
| Roof               | EPDM                    | Loading        | 7 docks & 1 OHD           | Utilities (Gas & Electric) | National Grid |
| Building Size      | 85,948 SF               | Ceiling Height | 14'-24' clear             | Water and Sewer            | Municipal     |
| Available Space    | 20,000 - 85,948 SF      | Columns        | Various, approx. 40'x40'± | Zoning                     | Industrial    |
| Lot Size           | 4.78 acres              | Parking        | 60 spaces                 | Delivery                   | Immediately   |
| Lease Rate         | \$4.95/SF NNN           | Lighting       | LED motion sensor         |                            |               |
| NNN                | \$1.97/SF (est.)        | Sprinkler      | Wet                       |                            |               |
| Available for Sale | Unpriced contact broker | Electrical     | 3 Phase 480/277, 800 AMP  |                            |               |



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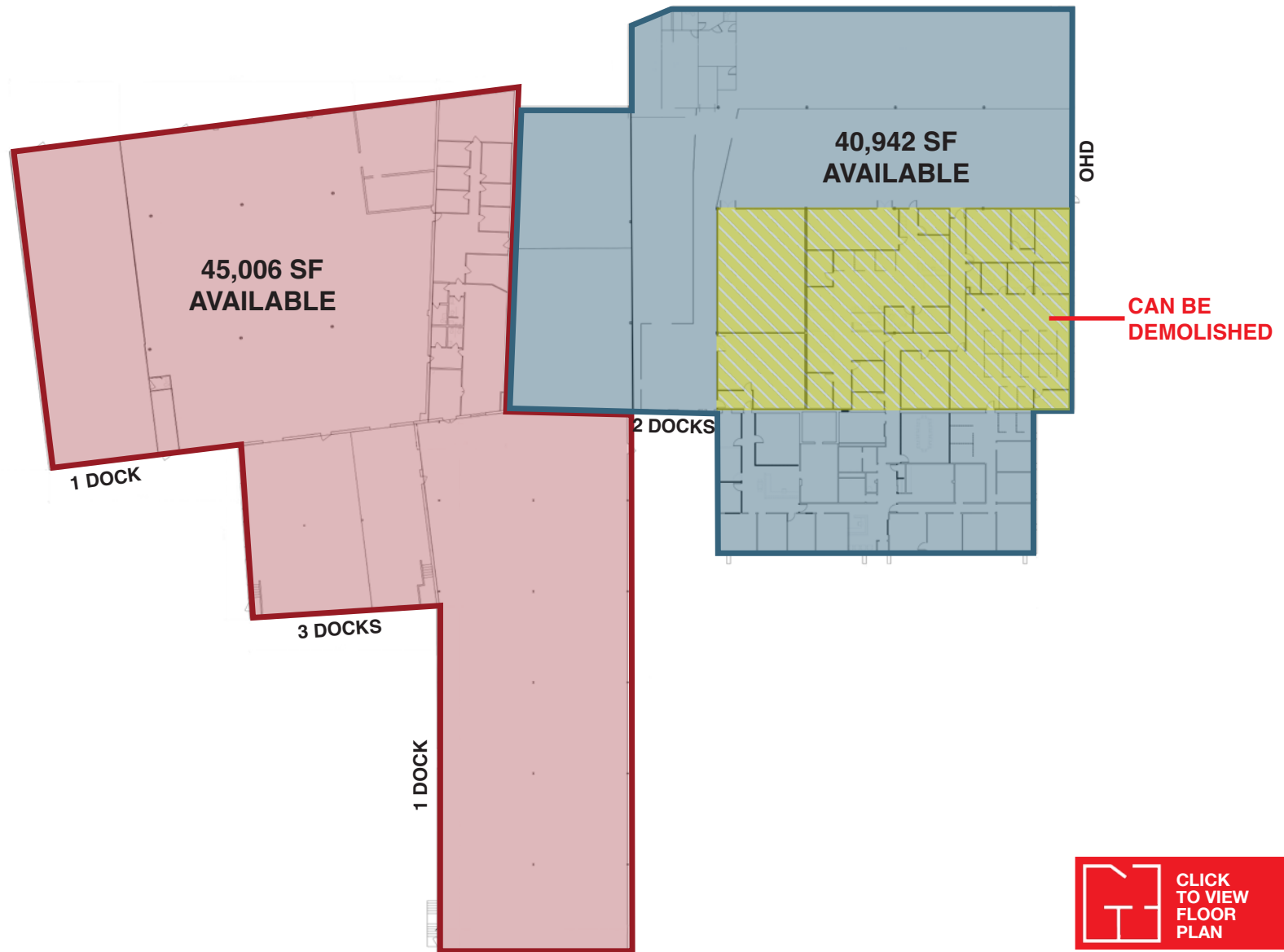


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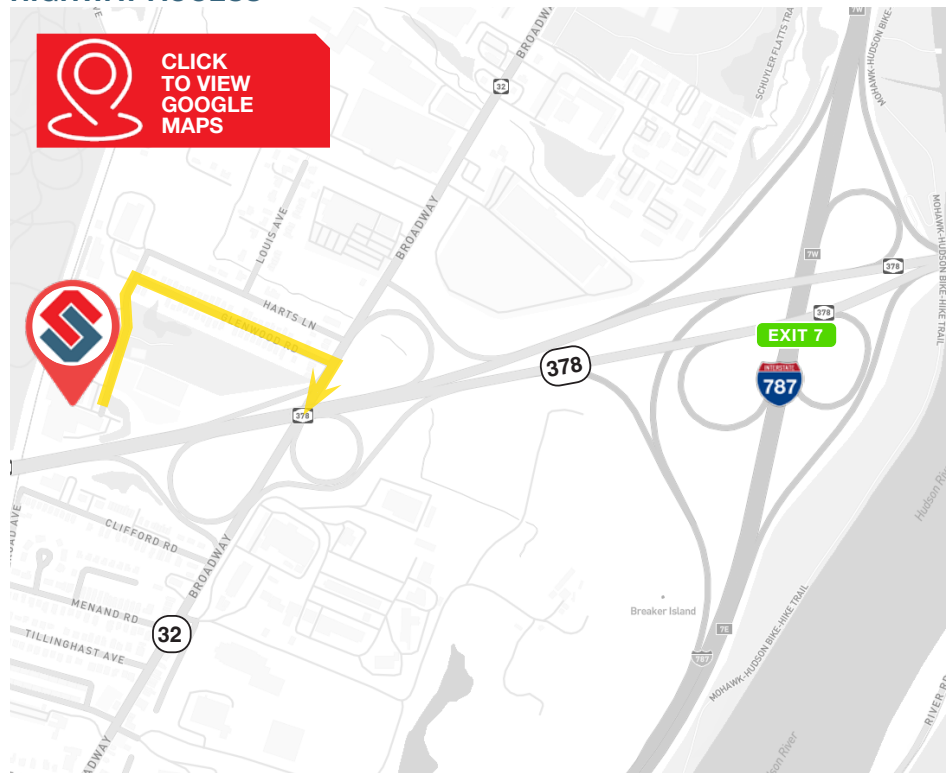
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## HIGHWAY ACCESS



|                              |              |
|------------------------------|--------------|
| Albany International Airport | ±6 miles     |
| Downtown Albany              | ±5 miles     |
| I-787                        | Under 1 mile |
| I-90                         | ±3 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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