

8,566 SF

FLEX BUILDING

FOR SALE

60 LOUDONVILLE ROAD, ALBANY, NY 12204



LARGE, PAVED
PARKING LOT



PROXIMATE TO
I-787 & I-90



NEGOTIABLE
DELIVERY



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INTRODUCTION:

Property Overview

Well-located flex building proximate to Interstates 90 and 787. The property features two floors of updated office space including a large conference room. In addition, the warehouse area features two drive in bays and one dock door. There is a large, paved parking lot for passenger parking and storage.

Construction	Concrete Block
Roof	Rubber
Year Built	1970
Building Size	8,566 SF
Lot Size	0.84 Acres
List Price	\$895,000
RE Taxes	\$23,382 (est)
Delivery	Negotiable
Loading	1 Dock, 2 Drive-Ins
Parking	15 Spaces
Electrical	3 Phase, 277/480 Volts



Utilities (Gas & Electric)	National Grid
Water & Sewer	Municipal
Zoning	M1, City of Albany



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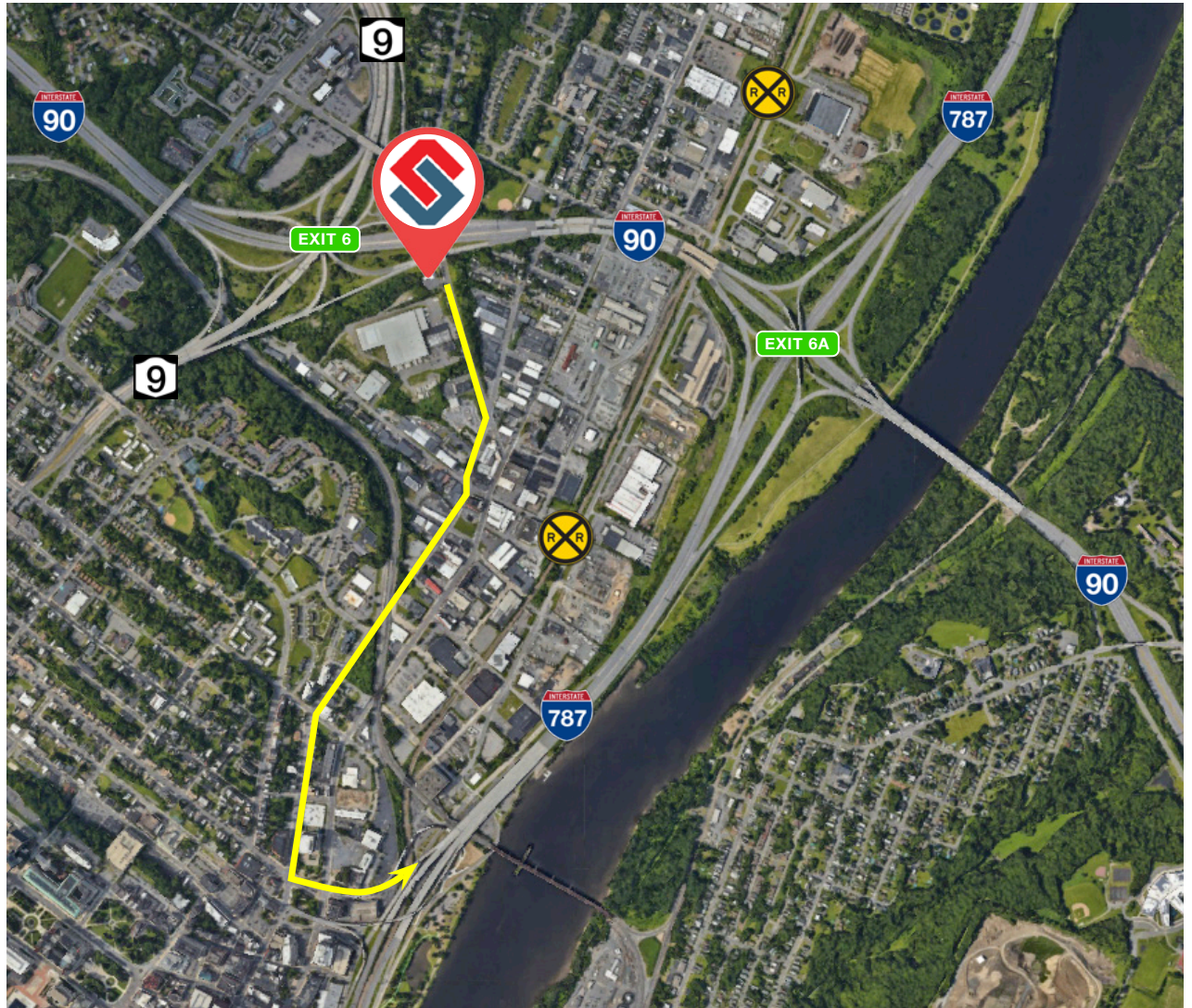
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CONNECTIVITY:

Excellent Access

Well-located just outside of Albany's Warehouse District proximate to Interstates 90 and 787 as well as easy access to local roadways including Broadway and Route 9.

Downtown Albany	±1.5 miles
I-90/I-787 Interchange (Exit 6A)	±2.5 miles
I-90/Route 9 Interchange (Exit 6)	±2.0 miles
Albany International Airport	±7 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.



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