

LEAR JET LANE - NEW CONSTRUCTION - 3 BUILDINGS

Latham, NY 12110

FOR LEASE | WAREHOUSE - FLEX - INDUSTRIAL SPACE

EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	3,000 - 12,000 SF
Lease Rate:	\$14.00 SF/yr (NNN)
Lot Size:	10.0 Acres
Year Built:	2024
Building Size:	54,000 SF
MLS#:	202200590

PROPERTY OVERVIEW

Ready For Occupancy-
Now Leasing Lear Jet Park
3,000 - 12,000 SF Office/Warehouse
Capital Region's Premier flex Park

2 Lear Jet Lane offers brand-new office/warehouse flex space in Latham, New York. The property will contain 54,000 square feet across three energy-efficient industrial buildings. This best-in-class space is ideal for storage needs, small warehouse users, and e-commerce companies. Capitalize on high Albany International Airport visibility and building features such as LED lighting and modern heating and cooling. Office space is build-to-suit for tenant needs with reception areas, kitchenettes, and bathrooms. Tenants also have access to drive-in doors and loading docks, with in-unit loading docks for larger spaces. Configurations range from 3,000 to 12,000 square feet with five- to 10-year lease terms.

2 Lear Jet Lane sits at the intersection of Lear Jet Lane and Wade Road, near several professional and industrial tenants. Plus, businesses will benefit from convenient proximity to Interstate 87 and the Route 7 commercial corridor, which features retail and dining options such as Target, Chipotle Mexican Grill, and Sake Japanese Steakhouse.

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VF Vanguard-Fine, LLC
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Vanguard-Fine, LLC Commercial Real Estate Professionals is a Licensed Real Estate Broker
This plan is for informational purposes only and no representations are made. Current conditions must be confirmed by each prospective buyer/tenant

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ADDITIONAL PHOTOS



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