

UP TO 846,000 SF

CLASS A LOGISTICS/LIGHT MANUFACTURING CENTER

FOR LEASE

SHAD POINT COMMERCE CENTER

3791 ROUTE 145, COBLESKILL, NY 12043



128 DOCKS,
4 DRIVE-INS



IMMEDIATE
ACCESS TO I-88
(EXIT 22)



CEILING HEIGHT:
32' BTS



All images are renderings by Scannell that the Commerce Center is expected to resemble.



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SCANNELL
PROPERTIES



INTRODUCTION:

Property Overview

Shad Point Commerce Center is located along Route 145 in the Town of Cobleskill with immediate access to Interstate 88 (Exit 22). This centralized location allows access to Boston, New York City, and Buffalo in under 4 hours.

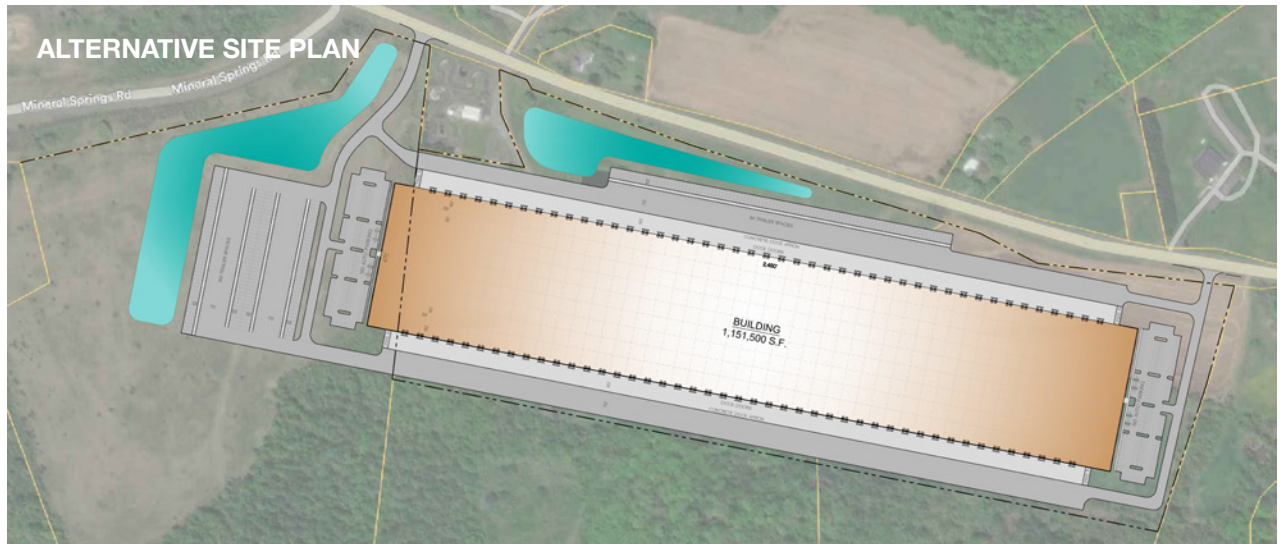
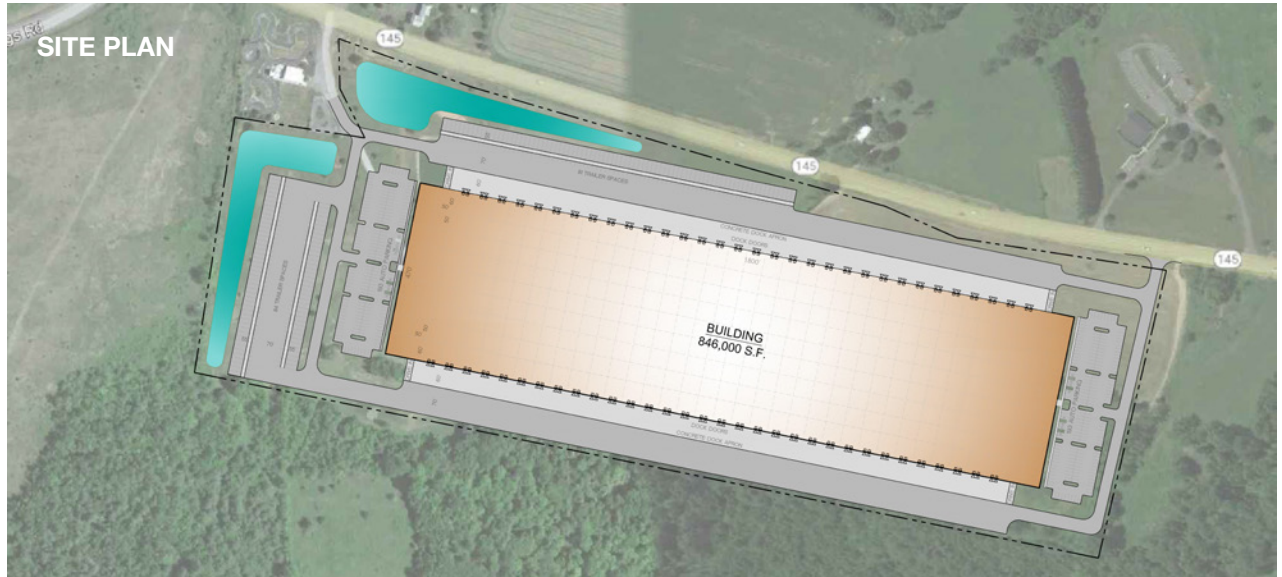
Construction	Tilt Up	Parking	386 Auto, 175 Trailer
Roof	TPO	Loading	128 Docks, 4 Drive-Ins
Building Sizes	846,000 SF	Lighting	BTS
Lot Size	65 Acres	Electrical	3 Phase
Delivery	12 Months from Lease Execution	Sprinkler	ESFR
Ceiling Height	32'+ BTS	Zoning	Industrial, Town of Cobleskill
Columns	50'x50' Typical, 50'x60' Speed Bay at Docks	Gas	NYSEG
Floor Slab	6"	Electric	National Grid
		Water & Sewer	Public

PROPERTY:

The Space You Need

This Class A new construction can be tailored to meet an occupier's specific requirements. Please contact the listing broker for possible configuration changes.

- Up to 846,000 SF
- 128 Docks, 4 Drive-Ins
- Ceiling: 32' BTS
- Columns: 50'x50' Typical, 50'x60' Speed Bay at Docks
- Auto Parking: Up to 386
- Trailer Parking: Up to 175



CLICK
TO VIEW
SITE
PLAN



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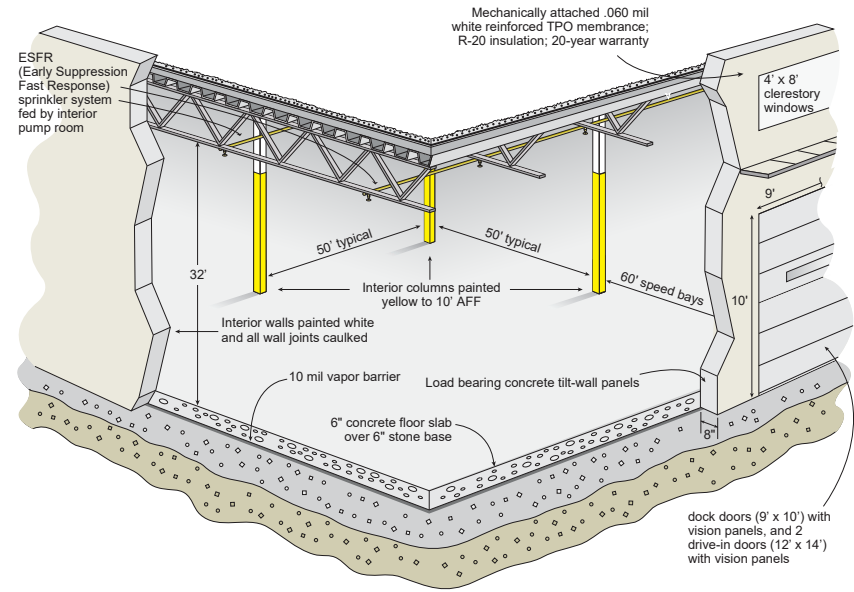


**SCANNELL
PROPERTIES**

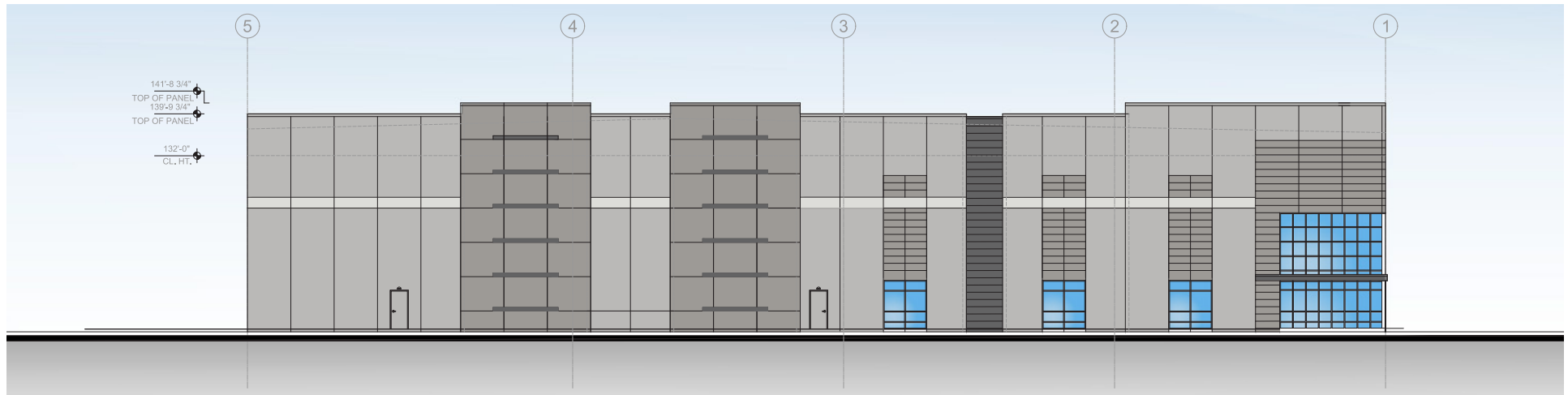
CONSTRUCTION:

Experience You Can Trust

The Shad Point Commerce Center is being developed by Scannell Properties. Scannell is a privately owned, international commercial real estate development firm specializing in build-to-suit and speculative projects for the industrial, office, and multifamily markets. Since 1990, they have developed more than 150 million square feet, with an annual development volume of more than \$5 billion.



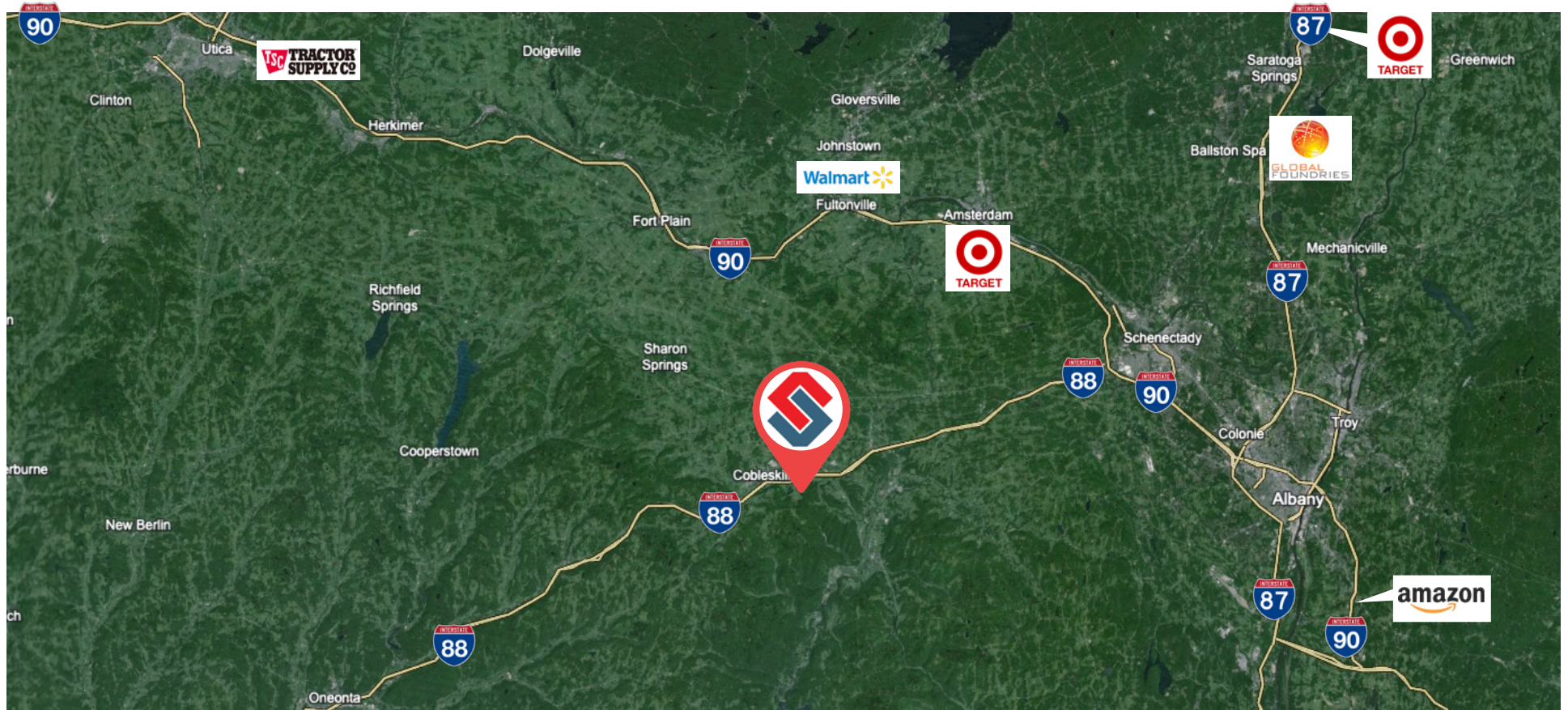
EXAMPLE SIDE ELEVATION



REGIONAL DISTRIBUTORS:

In Good Company

Join other Fortune 500 companies in the growing Capital Region market. The immediate neighborhood features extensive support services along with easy access to Interstate 88.

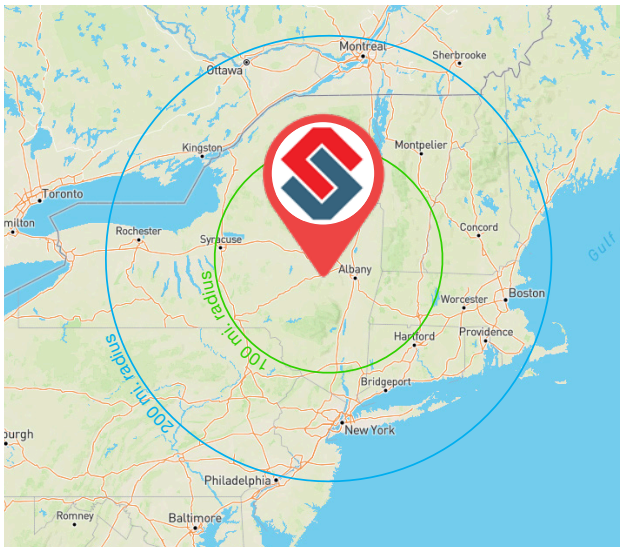


CONNECTIVITY:

Excellent Access

Shad Point Commerce Center is located along Route 145 with immediate access to Interstate 88 (Exit 22).

Downtown Cobleskill	4 miles
Downtown Albany	±41 miles
Albany International Airport	±38 miles
I-88 (Exit 22)	Immediate Access



CLICK TO VIEW GOOGLE MAPS

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.