

# CORPORATE CIRCLE

*Karner Park*

**42 Corporate Circle**  
*Albany, NY 12203*

Class A Industrial building  
located just off I-90

## 75,000 SF

*Warehouse /  
Distribution Facility*

- Sublease thru 06/30/2039.  
Term Negotiable
- 3.83 acres
- 36' Ceiling Height
- 8 Loading Docks
- ESFR Sprinkler with Fire Pump
- Zoned for Light Industrial



# FOR SUBLEASE

# NEWMARK

125 Park Avenue  
New York, NY 10017 • t 212-372-2000



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Karner Park

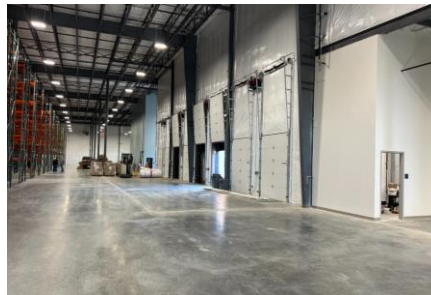
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# FOR SUBLEASE – 75,000 SF

Warehouse / Distribution Facility

## Building Specs

Building Size	75,000 SF
Lot Size	3.83 acres
Year Built / Renov	2023
Office	5,000 SF
Warehouse	70,000 SF
Construction	Pre-engineered metal
Roof	Corrugated metal
Ceiling Height	36'
Columns	50'w x 42'd
Power	277/1480V/3-phase/4W 800AMP
Lighting	LED
Sprinkler	ESFR with fire pump
Utilities	National Grid
Water and Sewer	Public
Loading	8 docks, 1 drive-in
Parking	1.12/1,000 SF ratio 84 spaces
Zoning	Light Industrial



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## PHOTOS

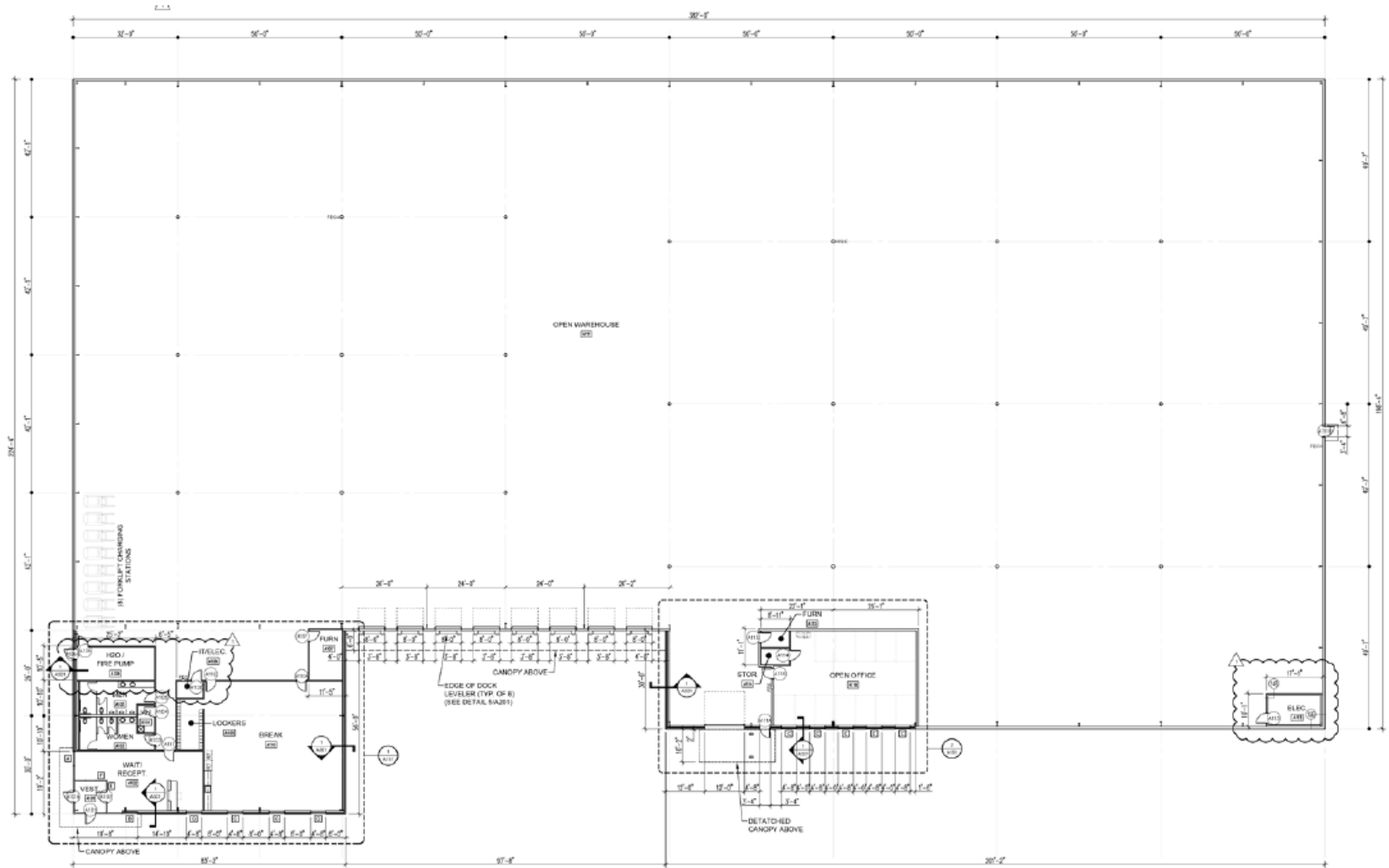
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## FLOOR PLAN

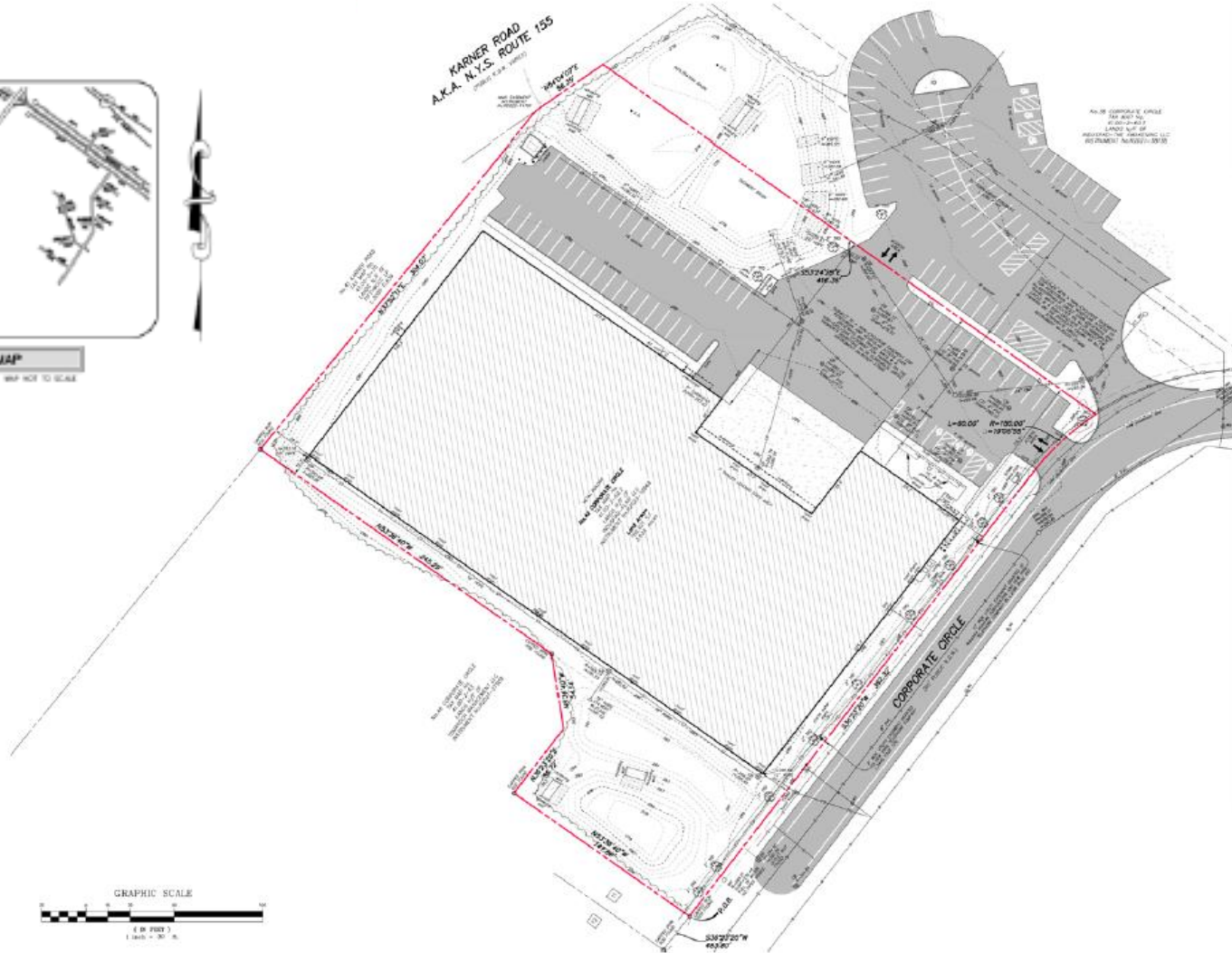
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## SITE PLAN

## CORPORATE CIRCLE

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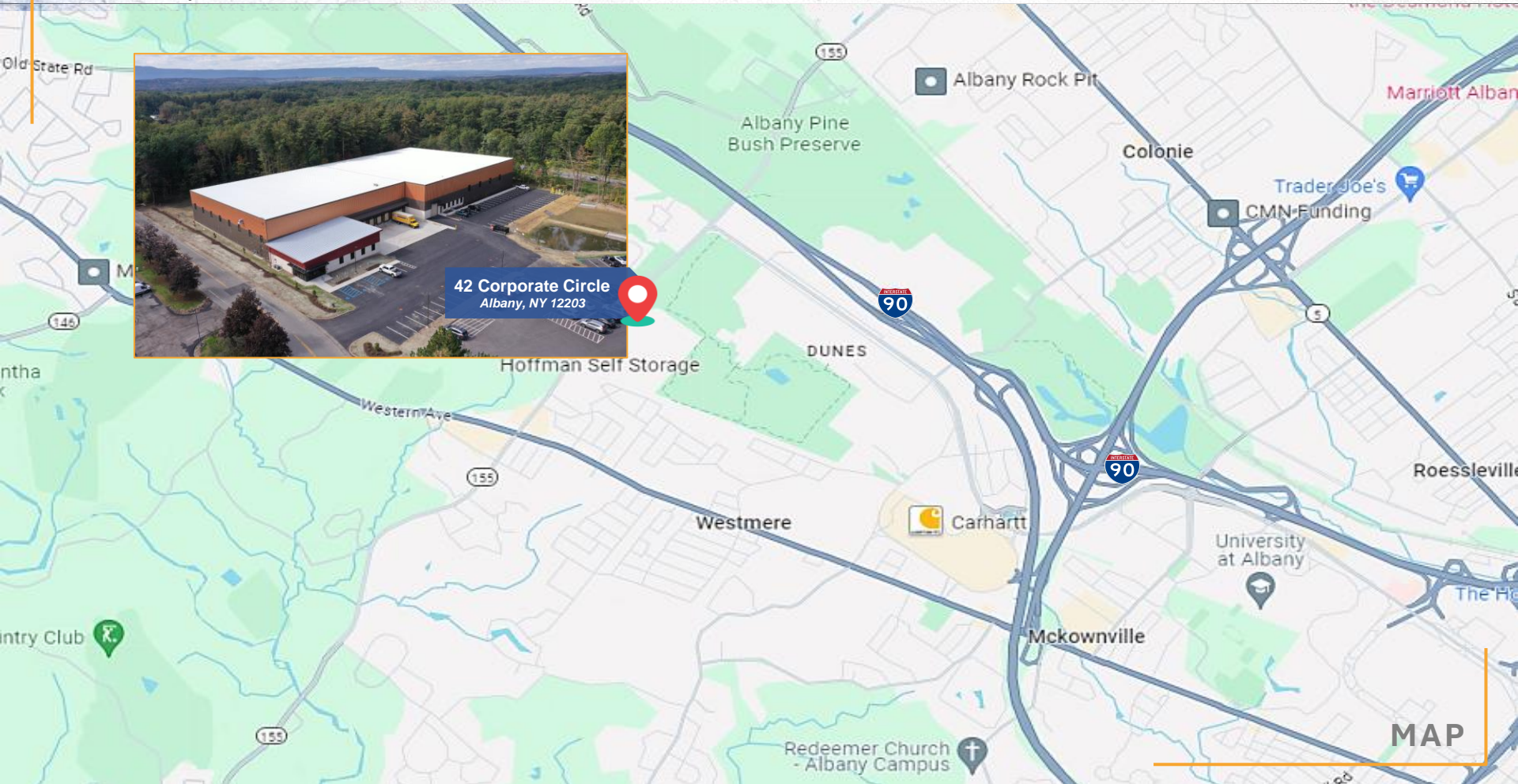
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MAP

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