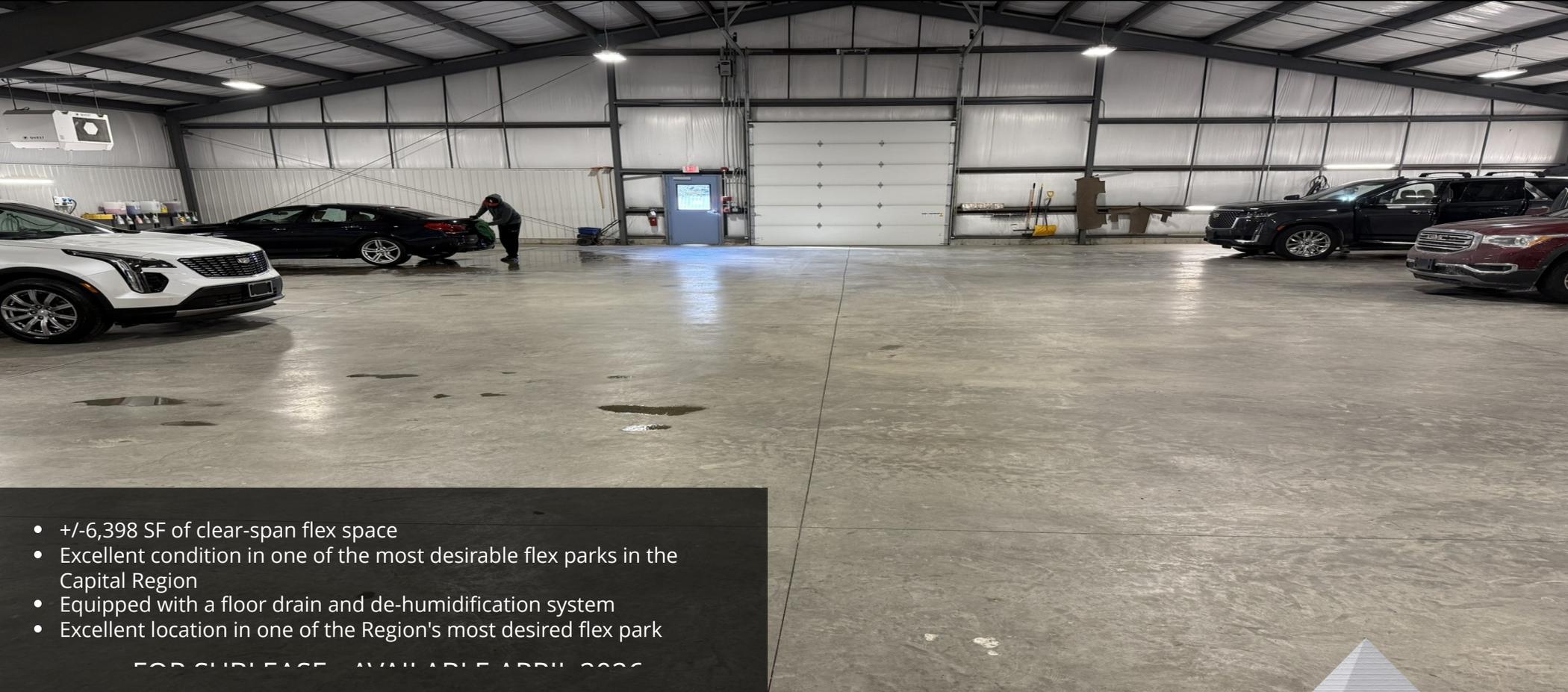


14 Petra Lane, Albany, NY 12205

14 PETRA LANE

SUBLEASE - AUTOMOTIVE DETAILING CENTER



- +/-6,398 SF of clear-span flex space
- Excellent condition in one of the most desirable flex parks in the Capital Region
- Equipped with a floor drain and de-humidification system
- Excellent location in one of the Region's most desired flex park

FOR SUBLEASE - AVAILABLE APRIL 2026

For More Information:

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Member of:



Executive Summary



OFFERING SUMMARY

Lease Rate:	\$11.70 SF/yr (NNN)
NNN Estimate	\$4.12/SF/yr
Building Size:	10,000 SF
Available SF:	6,398 SF
Lot Size:	2.31 Acres
Year Built:	2021
Zoning:	Commercial D
Market:	Albany Area
Submarket:	Colonie

PROPERTY OVERVIEW

Available April 2026. Rare sublease opportunity for a turnkey auto detail center built new in 2021. This ±6,398 SF fully built-out facility features modern construction, a highly functional layout, and a central location with excellent accessibility. Ample exterior parking supports efficient operations, making the space ideal for automotive, fleet, or related users seeking immediate occupancy. The flexible configuration also allows for an easy conversion to other commercial uses. Zoned Commercial D, the property accommodates a wide range of commercial and light industrial uses.

PROPERTY HIGHLIGHTS

- +/-6,398 SF turnkey auto detail center
- Floor drain and de-humidification systems in place
- 14' clear span ceiling height
- Local, quality Landlord/Management
- Industrial zoning category - many potential uses accommodated

Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,964	50,289	152,792
Average age	46	41	41
Average age (Male)	44	40	40
Average age (Female)	48	43	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,670	18,991	61,752
# of persons per HH	2.4	2.6	2.5
Average HH income	\$111,605	\$110,146	\$111,332
Average house value	\$302,995	\$317,422	\$327,391

* Demographic data derived from 2020 ACS - US Census

