

266,412 SF

INDUSTRIAL/MANUFACTURING SPACE

FOR SALE

136 FULLER RD, ALBANY, NY 12205



15 DOCKS & 4
OHDS WITH ROOM
FOR EXPANSION



I-90 IMMEDIATE
ACCESSIBILITY
WITH VISIBILITY



HEAVY POWER
AND WATER
ON-SITE



STANDARDBROKERAGE
COMPANY

4 Executive Park Drive
Albany, NY 12203
standardbrokerageco.com

TYLER CULBERSON, SIOR

President & Principal Broker

M: (518) 857-0586

O: (518) 618-0590, ext. 402

E: tculberson@standardbrokerageco.com

SHAUN MCDONNELL

Licensed Real Estate Salesperson

M: (203) 209-5095

O: (518) 618-0590, ext. 403

E: smcdonnell@standardbrokerageco.com

FOR SALE | 136 FULLER ROAD, ALBANY, NY 12205

The Capital Region has 1.1 million people living in eight counties. The region spans 5,336 square miles, making it about the size of Connecticut. In addition to being the home of New York's capital city (Albany), the region is a major talent generator with 23 higher education institutions. Key regional industry clusters include: Cleantech, Life Sciences, Advanced Electronics/Semiconductors,

R&D/Commercialization, Logistics and Distribution, Software-IT/Digital Gaming. Located at the intersection of two major interstate highways (I-87 and I-90) – and with New York City, Boston and Montreal a three-hour drive away – the region is a prime logistics and distribution hub that serves companies such as Amazon, Target, Golub Corp. and Hannaford.

1.1M
POPULATION

3.3%
UNEMPLOYMENT
RATE

551.4K
LABOR
FORCE

\$57.2B
REGIONAL
GRP

23.7^{Min.}
AVERAGE
COMMUTE

3.1% vacancy
CAPITAL REGION VACANCY RATE

YoY
Change

12-mo.
Forecast

3.0% rent growth
LEASE & SALE PRICE INCREASES

\$11.00-12.00 asking rent
PSF NNN LEASED RATES, NEW CONSTRUCTION

- According to Costar, the Capital Region vacancy was listed as 2.2% and projected to increase to 3.0% across all industrial classes. This represents the lowest it has been in recent history. Historically low vacancy rates have continued to push lease and sales rates significantly higher, despite the economic uncertainties. Year over year increases have exceeded 3.8%.
- Well located new construction of 25,000 SF or greater have asking base rents generally starting at \$10.50 per SF NNN with some over \$11.00 per SF NNN. The strongest demand for Industrial space continues to be found across the core markets of Albany, Rensselaer, Saratoga and Schenectady

Accessibility

- Close proximity to major metros.
- More than \$4 billion in truck freight originating from the region is annually shipped throughout the U.S.
- Albany is the nexus of CSX, Norfolk Southern and Canadian Pacific rail lines.
- The Port of Albany is North America's northernmost, year-round inland port.
- The Port of Coeymans is the Northeast's premier bridge assembly, construction, resource and disaster recovery hub.
- More than 1.5 million travelers annually board planes at Albany international Airport, which serves a dozen airlines and offers about two dozen non-stop destinations.*
- More than 800,000 travelers annually pass through the Albany-Rensselaer Station – Amtrak's ninth busiest station.*



HIGHWAYS

- NY Thruway (I/87/I-90)
- Adirondack Northway (I/87)



AIR SERVICE

Albany International Airport



PORT FACILITIES

- Port of Albany
- Port of Coeymans



RAIL SERVICE

- CSX Corp.
- CP Rail Systems
- Amtrak
- Metro-North Railroad



BUS SERVICE

Capital District Transportation Authority

Source: The Center for Economic Growth



**STANDBROKERAGE
COMPANY**
4 Executive Park Drive
Albany, NY 12203
standardbrokerageco.com

TYLER CULBERSON, SIOR
President & Principal Broker
M: (518) 857-0586
O: (518) 618-0590, ext. 402
E: tculberson@standardbrokerageco.com

SHAUN MCDONNELL
Licensed Real Estate Salesperson
M: (203) 209-5095
O: (518) 618-0590, ext. 403
E: smcdonnell@standardbrokerageco.com

FOR SALE | 136 FULLER ROAD, ALBANY, NY 12205

PROPERTY OVERVIEW

Building Type	Block/Steel
Roof	Flat Rubber
Total Building Size	266,412 SF
Lot Size	15.56 Acres
Asking Price	\$17,300,000.00
Loading	15 Docks & 4 OHDS with Room for Expansion
Parking	150 Passenger Vehicles (Expansion Possible)
Yard Storage	Available
Ceiling Heights	18.5'
Column Spacing	20'x30'
Sprinkler	Wet
Lighting	New LED Lighting
Electrical	480/277 800 Amp
Infrastructure	Water - 200,000 GPD Sewer - 200,000 GPD permitted Electrical - 34.5 kVA - Up to 10 Megawatts
Utilities (Gas & Electric)	National Grid
Water and Sewer	Municipal
Zoning	Industrial (I-1), City of Albany
Delivery	Immediately Available



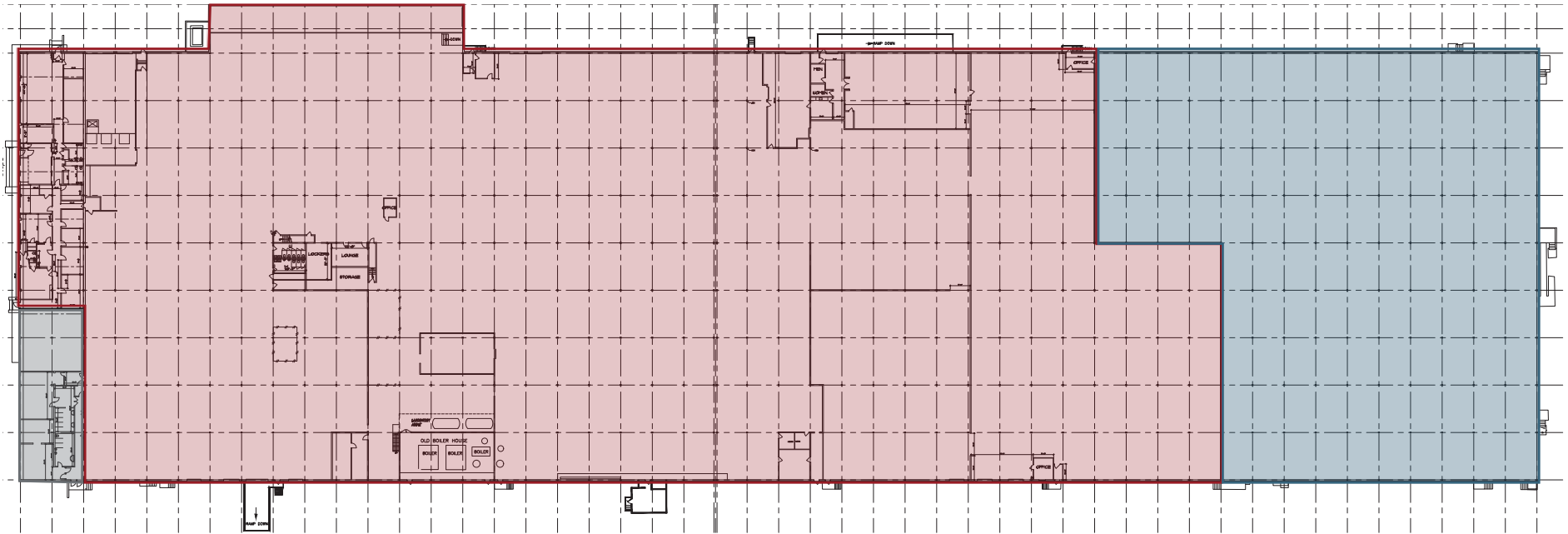
STANDBROKERAGE
COMPANY
4 Executive Park Drive
Albany, NY 12203
standardbrokerageco.com

TYLER CULBERSON, SIOR
President & Principal Broker
M: (518) 857-0586
O: (518) 618-0590, ext. 402
E: tculberson@standardbrokerageco.com

SHAUN MCDONNELL
Licensed Real Estate Salesperson
M: (203) 209-5095
O: (518) 618-0590, ext. 403
E: smcdonnell@standardbrokerageco.com

FOR SALE | 136 FULLER ROAD, ALBANY, NY 12205

FLOOR PLAN



266,354 TOTAL SF

SUITE 1 197,479 SF

SUITE 2 64,312 SF

SUITE 3 4,563 SF

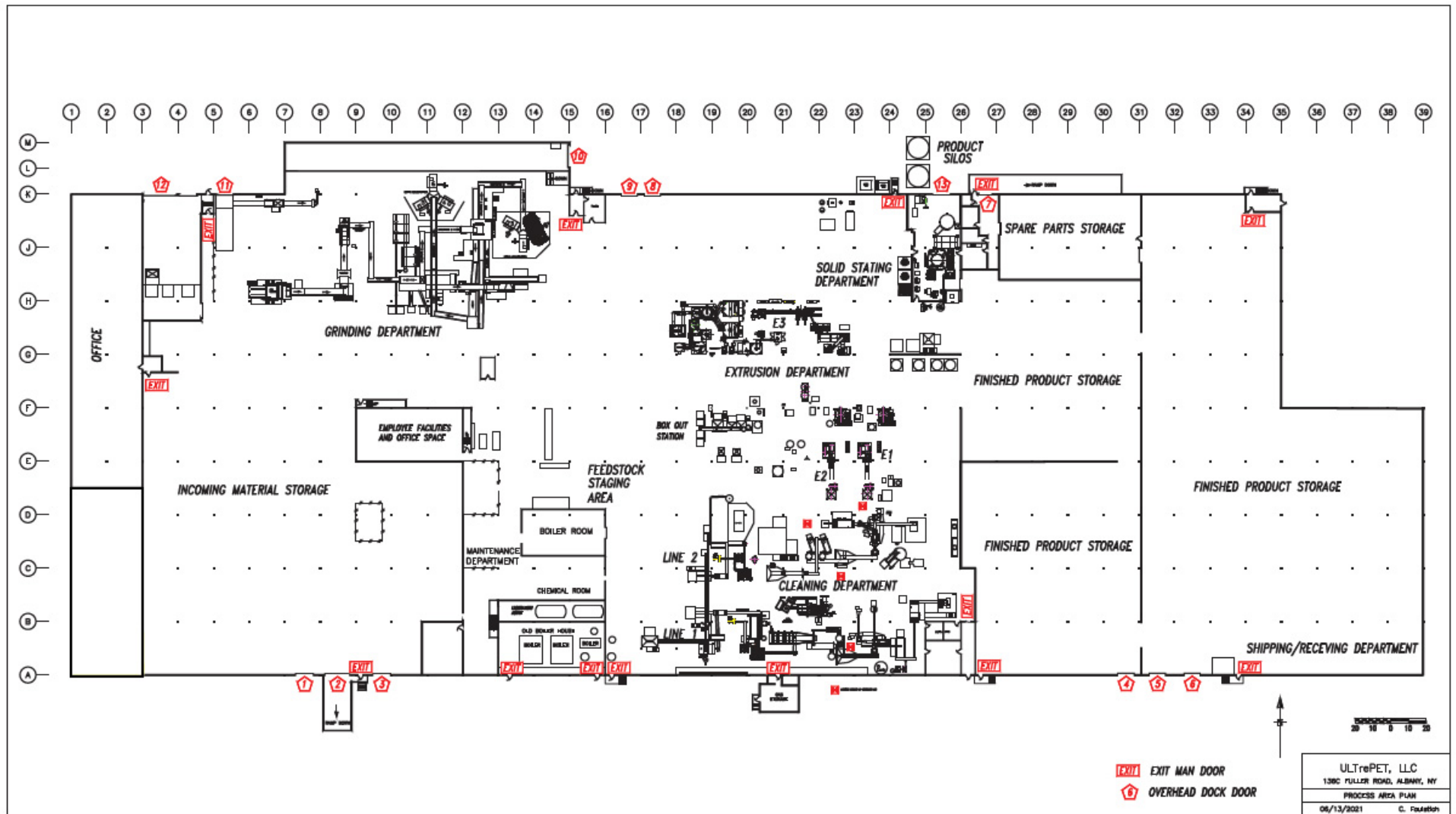


**STANDBROKERAGE
COMPANY**
4 Executive Park Drive
Albany, NY 12203
standardbrokerageco.com

TYLER CULBERSON, SIOR
President & Principal Broker
M: (518) 857-0586
O: (518) 618-0590, ext. 402
E: tculberson@standardbrokerageco.com

SHAUN MCDONNELL
Licensed Real Estate Salesperson
M: (203) 209-5095
O: (518) 618-0590, ext. 403
E: smcdonnell@standardbrokerageco.com

SUITE 1 - FLOOR PLAN



**STANDBROKERAGE
COMPANY**
 4 Executive Park Drive
 Albany, NY 12203
 standardbrokerageco.com

TYLER CULBERSON, SIOR
 President & Principal Broker
 M: (518) 857-0586
 O: (518) 618-0590, ext. 402
 E: tculberson@standardbrokerageco.com

SHAUN MCDONNELL
 Licensed Real Estate Salesperson
 M: (203) 209-5095
 O: (518) 618-0590, ext. 403
 E: smcdonnell@standardbrokerageco.com

FOR SALE | 136 FULLER ROAD, ALBANY, NY 12205



**CLICK
TO VIEW
SITE PLAN**



**STANSTANDBROKERAGE
COMPANY**
4 Executive Park Drive
Albany, NY 12203
standardbrokerageco.com

TYLER CULBERSON, SIOR
President & Principal Broker
M: (518) 857-0586
O: (518) 618-0590, ext. 402
E: tculberson@standardbrokerageco.com

SHAUN MCDONNELL
Licensed Real Estate Salesperson
M: (203) 209-5095
O: (518) 618-0590, ext. 403
E: smcdonnell@standardbrokerageco.com

FOR SALE | 136 FULLER ROAD, ALBANY, NY 12205



**CLICK
TO VIEW
SITE PLAN**



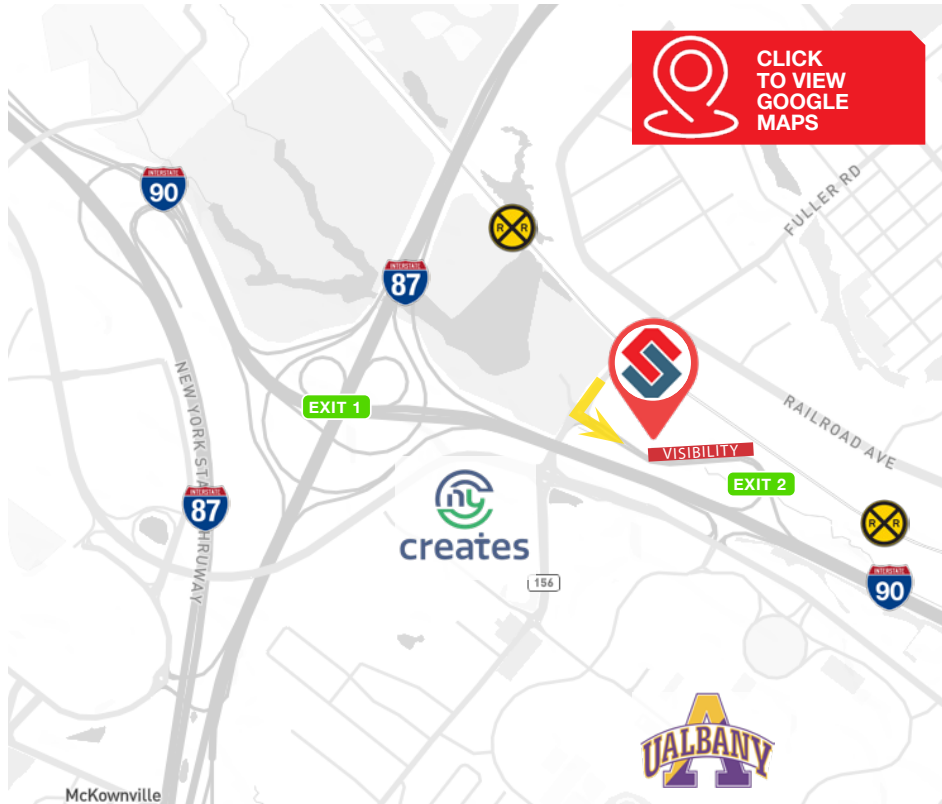
**STANWARDBROKERAGE
COMPANY**
4 Executive Park Drive
Albany, NY 12203
standardbrokerageco.com

TYLER CULBERSON, SIOR
President & Principal Broker
M: (518) 857-0586
O: (518) 618-0590, ext. 402
E: tculberson@standardbrokerageco.com

SHAUN MCDONNELL
Licensed Real Estate Salesperson
M: (203) 209-5095
O: (518) 618-0590, ext. 403
E: smcdonnell@standardbrokerageco.com

FOR SALE | 136 FULLER ROAD, ALBANY, NY 12205

HIGHWAY ACCESS



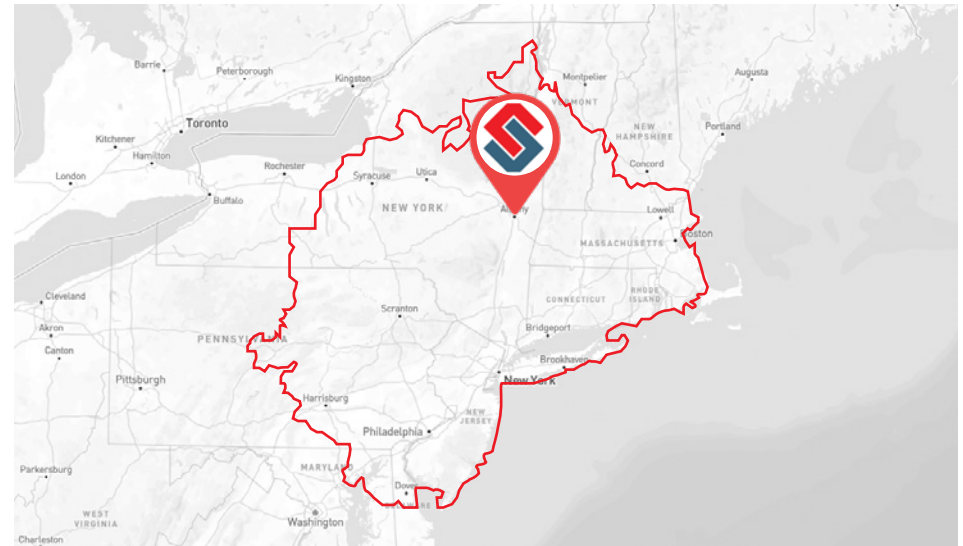
Downtown Albany	±6.5 miles
Albany International Airport	±5 miles
I-90 (exit 2)	Immediate Access
I-90/I-87 Interchange	±1 mile

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.

CAPITAL REGION



4 HOUR DRIVE TIME



**STANDBROKERAGE
COMPANY**
4 Executive Park Drive
Albany, NY 12203
standardbrokerageco.com

TYLER CULBERSON, SIOR
President & Principal Broker
M: (518) 857-0586
O: (518) 618-0590, ext. 402
E: tculberson@standardbrokerageco.com

SHAUN MCDONNELL
Licensed Real Estate Salesperson
M: (203) 209-5095
O: (518) 618-0590, ext. 403
E: smcdonnell@standardbrokerageco.com