

Industrial Space | For Lease

40 Reading Road, Watervliet NY 12189

CBRE Upstate NY

PART OF THE AFFILIATE NETWORK

Phase II Class A Build-to-Suit

Luizzi Companies

Offered for lease is a to-be-built industrial building within Lincoln Business Park. Class A industrial pre-engineered building, demisable to $\pm 20,000$ SF with a total of $\pm 60,000$ SF available. Luizzi Companies prides itself on state-of-the-art construction, detailed planning design, and responsive property management. Lincoln Business Park offers an excellent location for distribution, manufacturing, and logistic warehouse operations with convenient connectivity to multiple interstate routes I-87, I-90.

Tax ID	44.10-1-32.1
Lot Size	± 84 Acres
Gas, Gas Size	Natural Gas, National Grid, 4"
Water, Water Size	Town of Colonie Water Works, 12"
Sewer, Sewer Size	Municipal Sewer, 8"
Electricity	National Grid oversized power supply
Telecommunications Provider	Verizon, Spectrum - available fiber
Rail	Available Spur- Canadian Pacific

Lease Rates Starting At: \$11.00/SF NNN (NNNs ~ $\pm \$2.90$ /SF)

[Click HERE to View Property](#)

$\pm 20,000$ - $\pm 60,000$ SF Class A Industrial Space



Contact Us

Dan Davitt

Licensed Associate Real Estate Broker

+1 518 452 2700 x135

Dan.Davitt@cbre-albany.com

CBRE Upstate NY

210 Washington Avenue Ext.

Albany, NY 12203

+1 518 452 2700

www.cbre.com/Albany

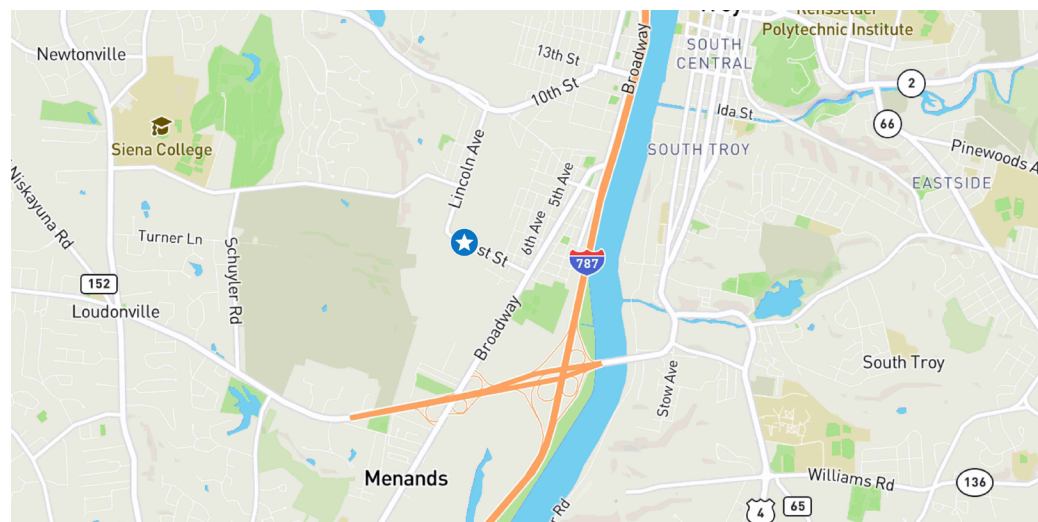
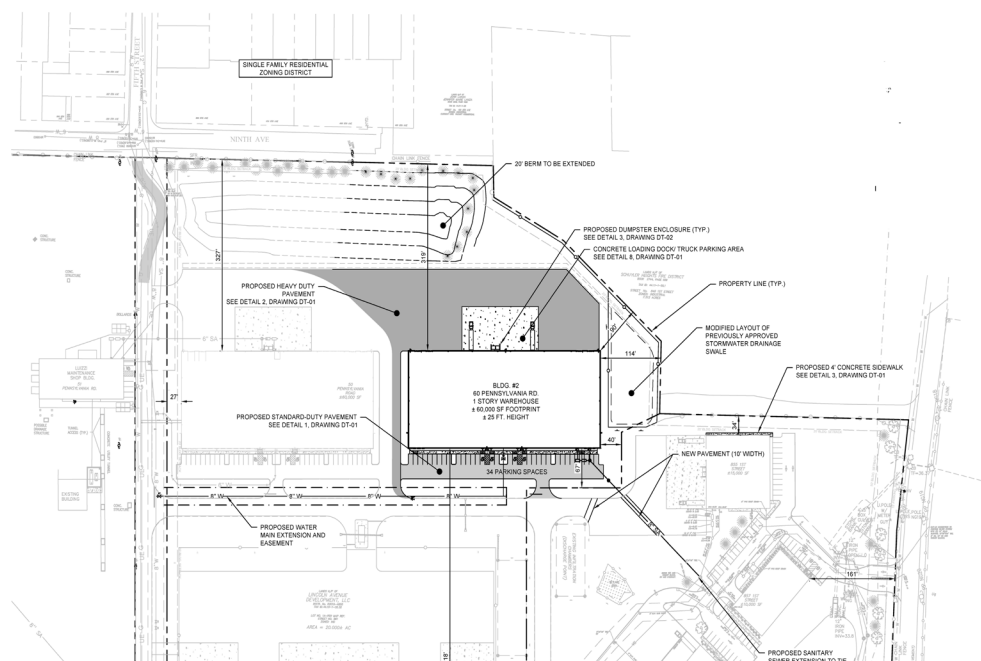
Available for Lease

Property Details

- + Class A Pre-engineered industrial buildings designed to requirements
- + Multiple docks and grade door configuration options
- + $\pm 24'$ clear height or greater (designed to suit)
- + Heavy power availability
- + Large amount of developable land on site allows for the possibility of laydown area and/or outside storage
- + IDA Tax PILOT available
- + Join other like users in the newly constructed Lincoln Business Park
- + Owner/developer headquarters on site
- + Less than 1.5 miles away from exit 7 off I-787
- + Less than 4.5 miles away from where I-787 meet I-90, the primary east-west interstate in New York
- + Current industrial users in the park include: Sunbelt Rentals, PGW Glass, New York State, Best Buy, Cargill, Swan Contracting and others.
- + Other industrial users in the area include FedEx, Albany Steel, Blasch Precision Ceramics, and Bonded Concrete Inc.
- + Owned, developed and managed by Luizzi Companies, a family-owned and operated company that deals in construction, development and property management.

Directions

- + I-787 exit Route 378, North Broadway 4/10th mile, left on First Street, site on right. Industrial Park - corner of Lincoln Avenue and First Street



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