

103,602 SF

INDUSTRIAL BUILDING

FOR SALE

21 & 21A ELM STREET, WATERVLIET, NY 12189



WELL-MAINTAINED
BUILDING WITH
LARGE YARD



UNDER 2 MILES
TO I-787/ROUTE 7
INTERCHANGE



22-24 FT
CLEAR HEIGHT



**STANDBROKERAGE
COMPANY**

4 Executive Park Drive
Albany, NY 12203
standardbrokerageco.com

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PROPERTY OVERVIEW

Construction	Steel and Block	Asking Price	\$6,400,000
Roof	Rubber	RE Taxes	\$141,166
Stories	2	Parking	50+ Passenger Spaces Plus Paved Yard
Year Built	1981	Loading	Up to 10 Docks, 3 OHDs
Class	B	Ceiling Height	22-24'
Building Size	103,602 SF	Columns	40'x40'
Office	18,470 SF	Power	3 Phase, 1200 Amp
21 Elm Lot Size	12 Acres	Sprinkler	Wet
21A Elm Lot Size	11.63 Acres	Utilities (Gas & Electric)	National Grid



Water & Sewer	Municipal
Zoning	Industrial, Town of Colonie
Delivery	January 2025



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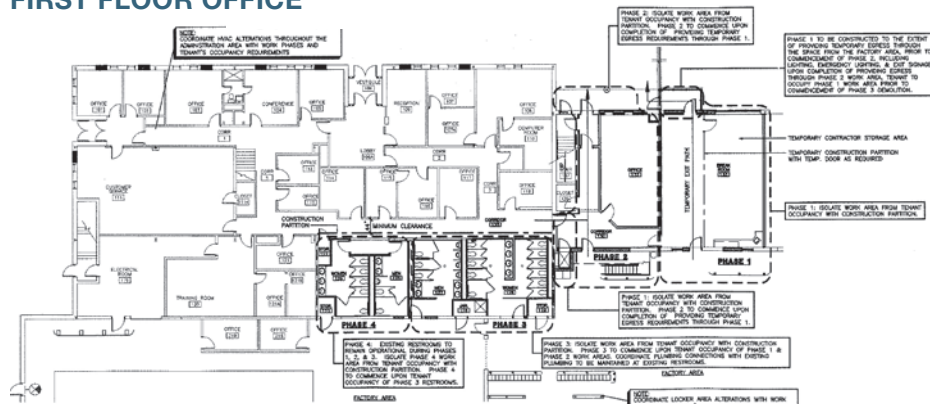
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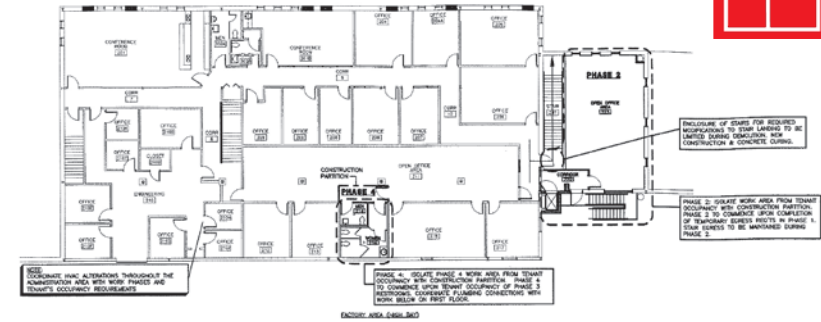
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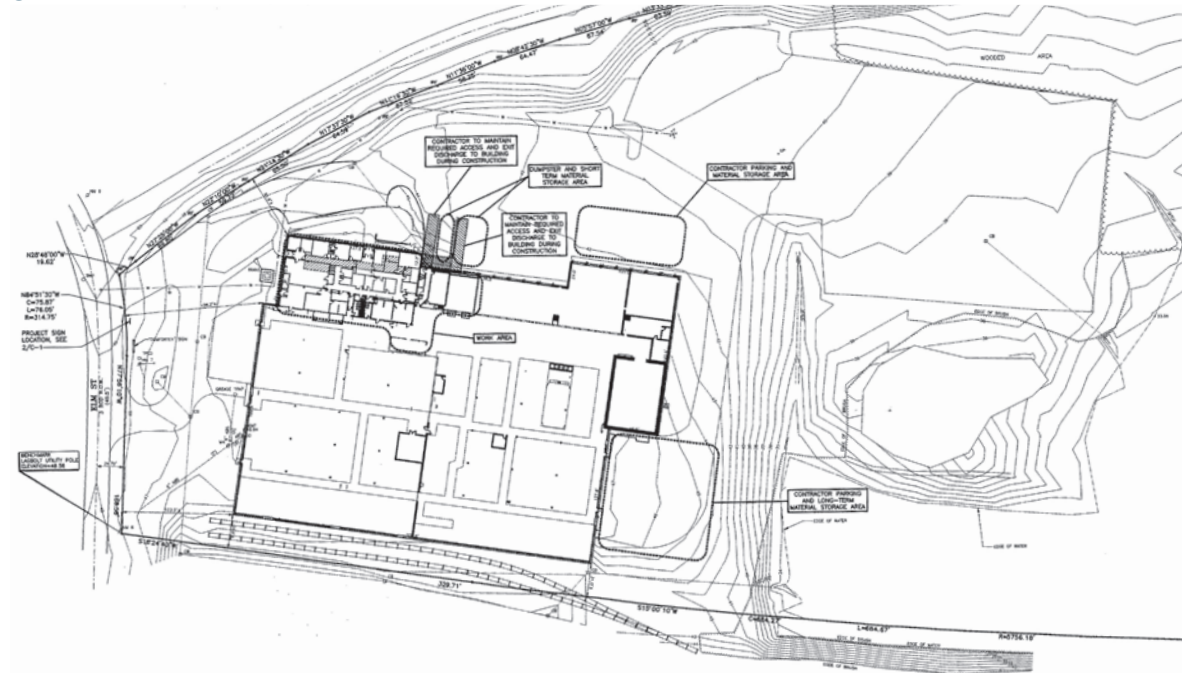
FIRST FLOOR OFFICE



SECOND FLOOR OFFICE



SITE PLAN



PARCELS



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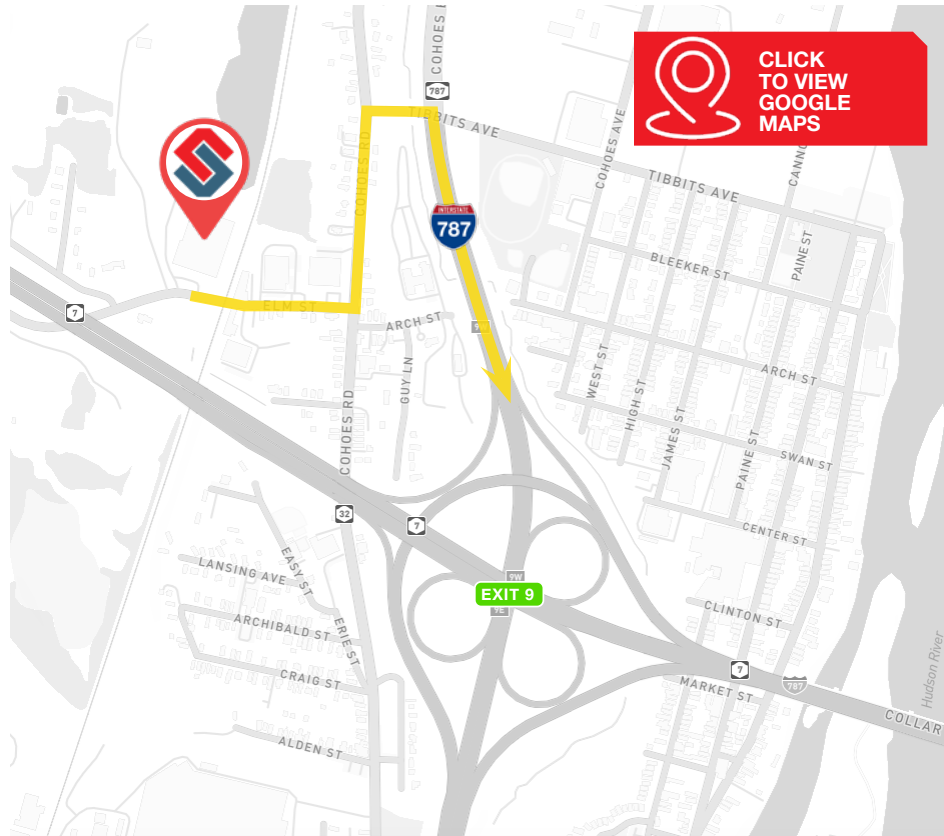
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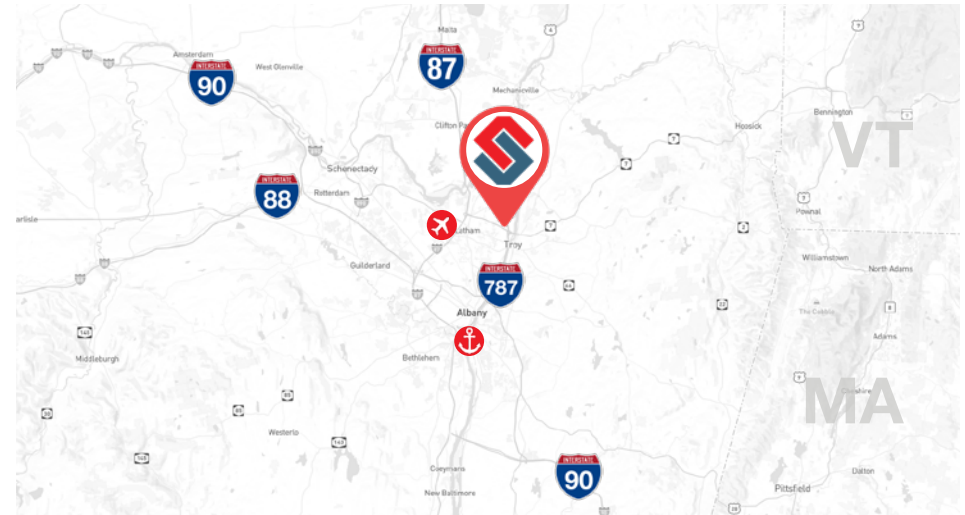
HIGHWAY ACCESS



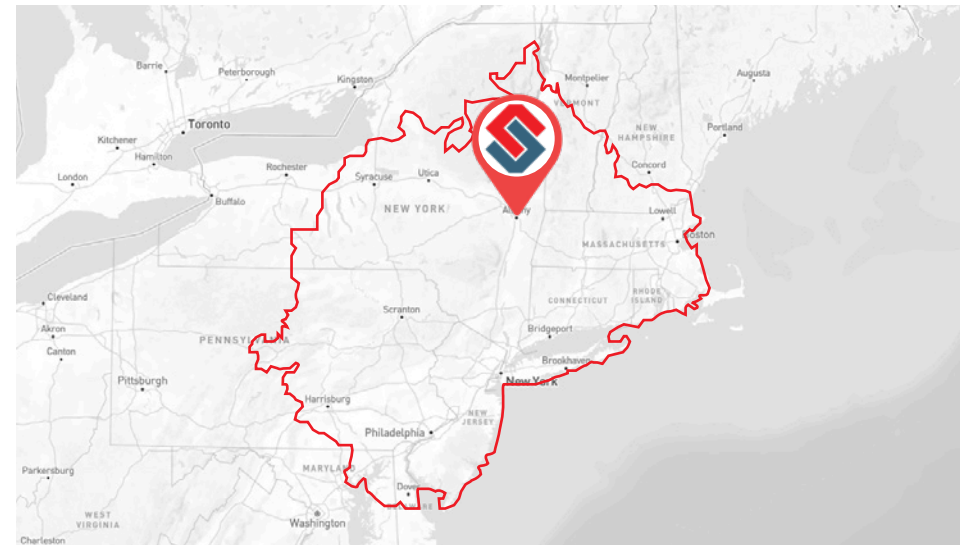
Downtown Albany	±9 miles
Albany International Airport	±8 miles
I-787/Route 7 Interchange (Exit 9)	Under 2 miles

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



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