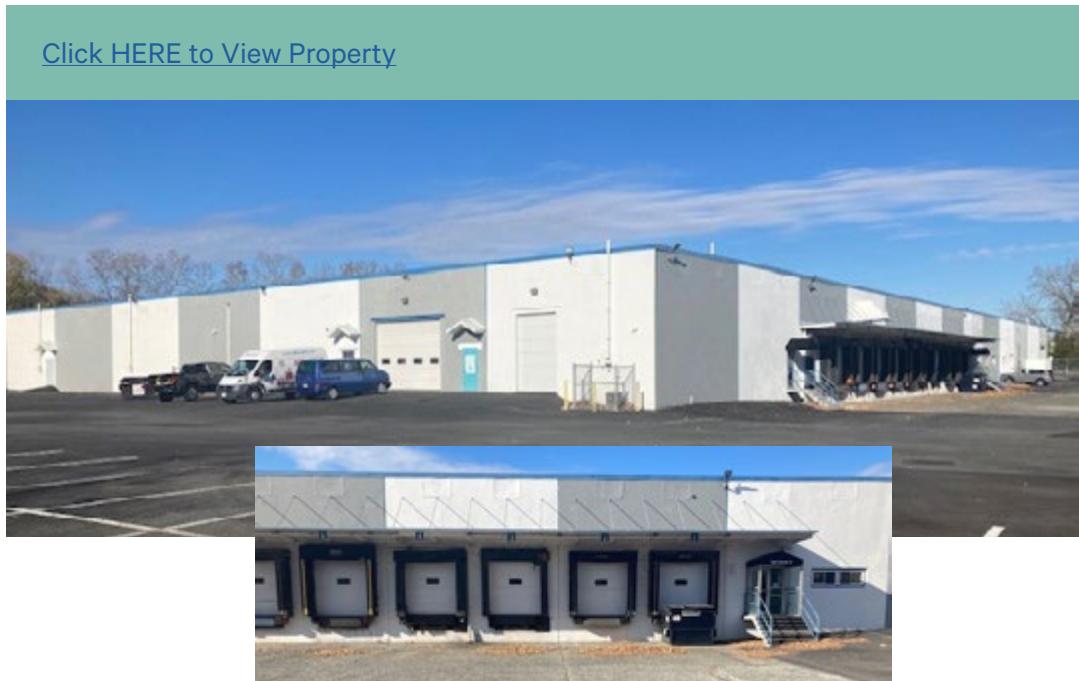# Industrial Space For Lease

Property Overview

Less than one mile from I-787, offered for lease is ±45,334 SF of warehouse space with five (5) loading docks and one (1) large grade level door in a larger ±87,380 SF industrial facility in the City of Watervliet, NY. The property is professionally owned and managed.

Tax ID	32.15-3-6
Zoning	L-I Light Industrial
Utilities	Municipal water and sewer

For Lease at: $6.35/SF NNN (estimated nets ~ $2.25/SF)

Click HERE to View Property

Contact Us

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Available for Lease

+ Dry sprinkler system

+ 30' x 40' column spacing

+ ±18.5' clear ceiling height

+ Large laydown/parking space available

+ 600 amp/480 volts/3 phase power

+ Additional office space can be made available

+ Recent updates to parking lot, roof, stormwater infrastructure, and facade

+ The entire ±5.0 acre site is fenced

+ 1 mile from I-787 Exit 8

+ Currently ±2,500 SF office space

Directions

+ Located: Route 2 (19th Street) going east into Watervliet, just past the railroad tracks. Turn right onto Avenue B, site is at the end of street.

AVAILABLE
±45,334 SF

Office Space
±2500 SF

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