

Industrial Space For Lease

Property Overview

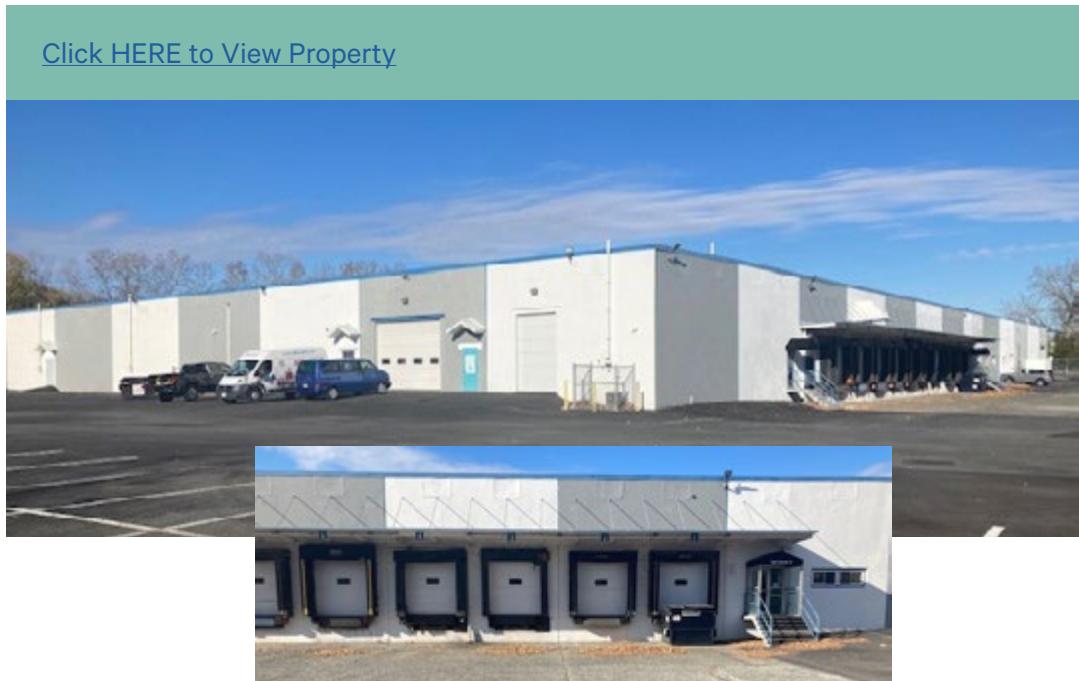
Less than one mile from I-787, offered for lease is \pm 45,334 SF of warehouse space with five (5) loading docks and one (1) large grade level door in a larger \pm 87,380 SF industrial facility in the City of Watervliet, NY. The property is professionally owned and managed.

Tax ID 32.15-3-6

Zoning L-1 Light Industrial

Utilities Municipal water and sewer

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



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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.](#)



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