

# 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



## PRICE REDUCTION



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

**TYLER CULBERSON, SIOR**  
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## PROPERTY OVERVIEW

Construction	<b>Steel and Block</b>	Asking Price	<b>\$5,900,000</b>
Roof	<b>Rubber</b>	RE Taxes	<b>\$141,166</b>
Stories	<b>2</b>	Parking	<b>50+ Passenger Spaces Plus Paved Yard</b>
Year Built	<b>1981</b>	Loading	<b>Up to 10 Docks, 3 OHDs</b>
Class	<b>B</b>	Ceiling Height	<b>22-24'</b>
Building Size	<b>103,602 SF</b>	Columns	<b>40'x40'</b>
Office	<b>18,470 SF</b>	Power	<b>3 Phase, 1200 Amp</b>
21 Elm Lot Size	<b>12 Acres</b>	Sprinkler	<b>Wet</b>
21A Elm Lot Size	<b>11.63 Acres</b>	Utilities (Gas & Electric)	<b>National Grid</b>



Water & Sewer	<b>Municipal</b>
Zoning	<b>Industrial, Town of Colonie</b>
Delivery	<b>Immediate Delivery</b>



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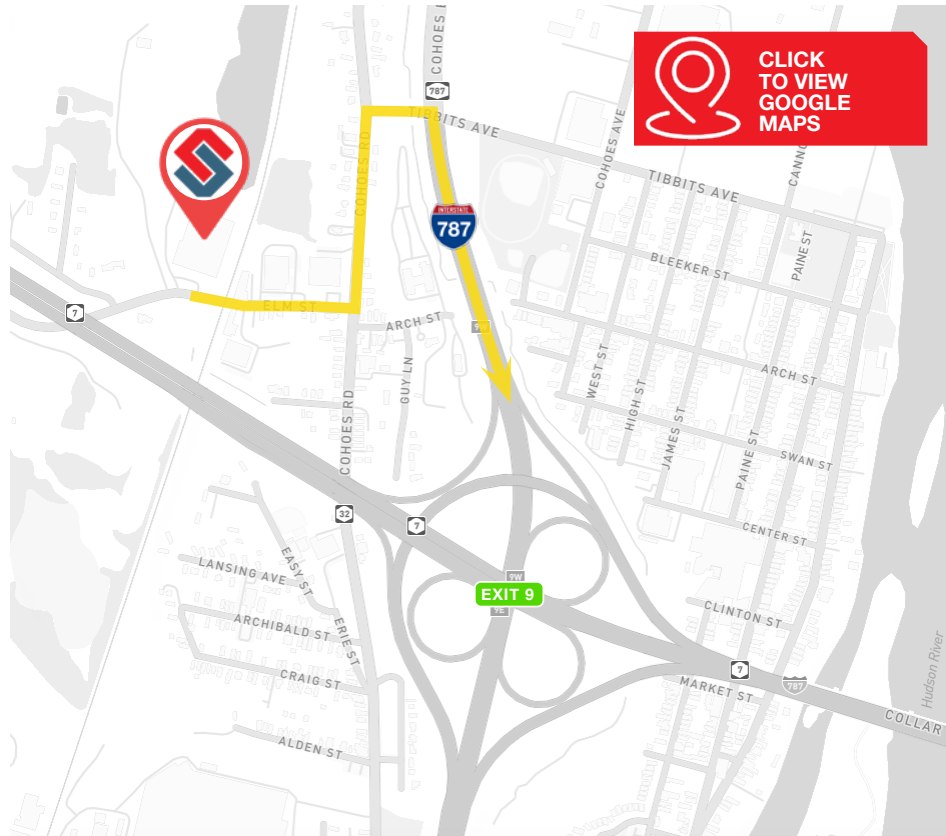
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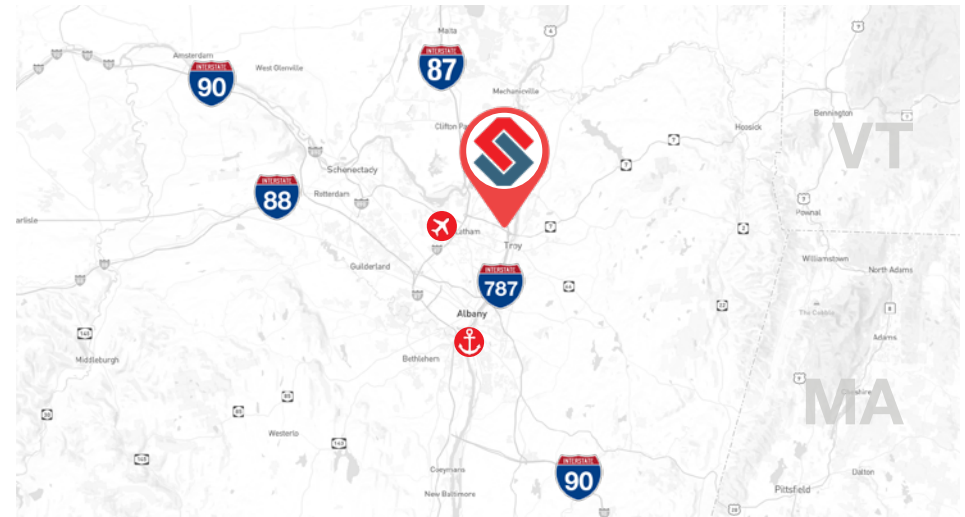
## HIGHWAY ACCESS



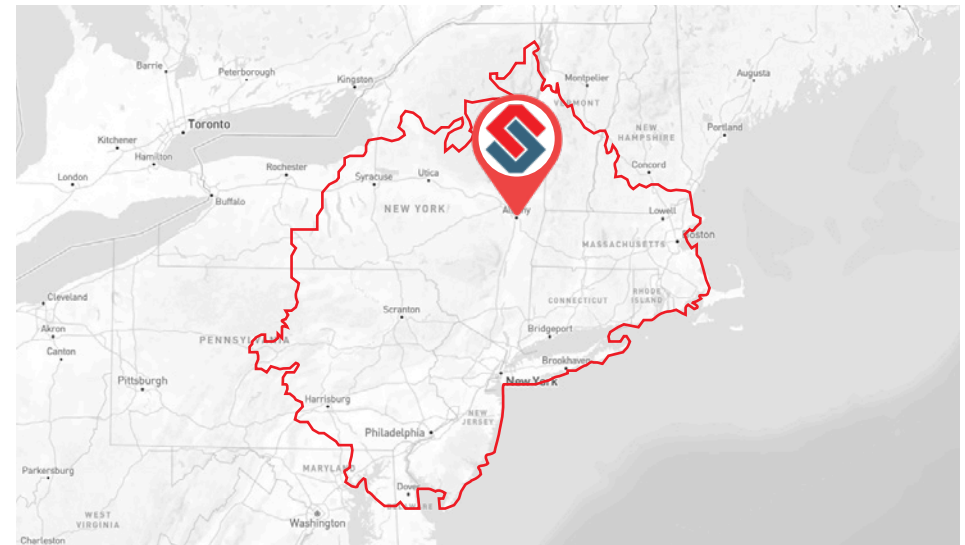
Downtown Albany	±9 miles
Albany International Airport	±8 miles
I-787/Route 7 Interchange (Exit 9)	Under 2 miles

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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