



FOR LEASE

**40,000 - 300,000± SF AVAILABLE
WITH SUFFICIENT NOTICE**

EXCLUSIVE CONTACT

Peter W. Struzzi, SIOR
President
Real Estate Broker
+1 518 229 6795 (mobile)
pstruzzi@pyramidbrokerage.com

Michael Struzzi
Real Estate Salesperson
+1 518 878 4759 (mobile)
mstruzzi@pyramidbrokerage.com

40 British American Blvd
Latham, New York 12110
+1 518 489 9199
pyramidbrokerage.com


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Property Highlights

40,000 - 300,000± SF portion of 570,000± SF warehouse/distribution center. Racking in place if needed. Overflow space in facility if needed. Great potential for transportation and freight handling.

- Office SQFT Available: 11,500± SF
- Zoning: Industrial
- Excellent Condition
- HW Boiler
- A/C in Office
- Well Water
- Loading Docks: 3 truck level, 14'
- Parking: 200 Private
- Acres: 98±

Demographic	1 Mile	3 Miles	5 Miles
Population	2,840	19,126	27,734
Households	1,187	8,142	11,624
Average H.H. Income	\$75,118	\$63,922	\$69,053
Daytime Employees	2,301	7,486	13,015
Source: ESRI			

Traffic Counts

State Highway 30A & East State St Ext	10,174 AADT
Source:	NYS DOT
40 British American Blvd Latham, New York 12110	
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Total Square Feet:	Approximately 570,000 square feet, sub-dividable	Office Facilities:	Approximately 30,000 square feet of air-conditioned office area located on two stories in the southwest corner of the facility. On the first floor, the space consists of a lobby/reception area, 14 private offices, 2 general office areas, a conference room, security room, restrooms, etc. On the second floor, the space consists of 17 private offices, 2 general office areas, 1 conference room, 1 kitchen, restrooms, etc. Finish includes wall-to-wall carpeting and vinyl tile flooring, dropped acoustical ceiling tiles, fluorescent lighting, etc.
Square Feet By Floor:	Expandable to 950,000± square feet Entirely one story with exception of 15,000± square feet of second story office area.		
Basic Dimensions:	Western Sections: 440'8" x 521'6" – plus second story offices Eastern Section: 724'10" x 442'6"		
Total Lot Size:	Approximately 78 acres, which includes 20.8± acre lot across the street (west side of Patch Road) that is utilized for car and trailer parking.	Ceiling Heights:	18' Clear under beam 22' Clear under beam
Extra Acreage:	Approximately 65 acres of land running west of main lot, which includes former rail bed, and runs west to Route 154.	Column Spacing:	Western Sections: 40' x 40' (230,000 Square Feet) Eastern Section: 33' x 45' (320,500 Square Feet)
Parking:	In front of building (just west of building) Across Patch Road (west side of Patch Rd) 150± cars 75± cars and 75± trailers	Power:	Supplied by Niagara Mohawk Power Corporation 13,200 Volts
Dates of Construction:	1967 (125,000± square feet) 1973 (40,000± square feet) 1983 (80,000± square feet) 1994 (320,500± square feet)	Transformers:	*One (1) 750 KVA, 120/208 Volts, 3 phase pad mounted transformer located in the northwest corner of the building *One (1) 1000 KVA, 120/208 Volts, 3 phase pad mounted transformer located to the rear of the office area (southwest section of the building) *One (1) 500 KVA, 277/480 Volts, 3 phase pad mounted transfer located adjacent to 1994 addition (eastern section) *One (1) 450 KVA, 480 Volts, 3 phase pad mounted transformer located next to the pump house (just south of building)
Floors:	Western Sections: 230,000± square feet – minimum 6" reinforced concrete Eastern Sections: 320,500± square feet – 5" concrete slab reinforced with 6x 6, 6 ga. w.w.f.	Gas:	Supplied by Niagara Mohawk Power Corporation – 6" main rated at 30 PSI. Pressure is rated at 2 PSI inside the building
Walls:	Northwest & Southern Sections: Brick over concrete block and concrete block West Wall – Decorative concrete panels and glass panels Southwest Section: South Wall – Insulated metal panels Eastern Section: 26-gauge metal panels inside and out with 8" batt insulation; South Wall also has decorative block wainscot 10'.	HVAC:	Eleven (11) rooftop electric package HVAC units with heat pumps.
Columns:	Northwest Section: 125,000± square feet – 14" Steel H columns Southwest Section: 120,000± square feet – 8" Steel H columns Eastern Section: 320,500± square feet – 8" Steel square columns		One (1) gas fired Weil-McLain hot water boiler rated at 106 HP and installed in 1993. One (1) dual gas or #2 oil fired Federal hot water boiler rated at 150 HP. There are two (2) 275-gallon pad mounted #2 oil storage tanks located inside the boiler room (northeast corner of the building) that feed this boiler.
Ceilings:	Steel Truss		
Roof:	The roof was replaced in total with TPO Membrane single ply with a 20-year warranty.		

**New Eastern
Section:
(320,500± SF)**

Eight (8) ceiling suspended gas fired Cambridge hot air blowers rated at 900,000 BTU each.

Ventilation:

Northwest Sections:
(125,000± Square
Feet)

Ceiling fans are located throughout this area, as well as skylights that open automatically in emergency (fire/smoke) situations.

Southwest Section:
(80,000± Square
Feet)

There are three (3) rooftop exhaust fans and six (6) manually operated sky lights.

Eastern Section:
(320,500± Square
Feet)

There are six (6) rooftop exhaust fans and two (2) wall mounted exhaust fans (1 in the north wall and 1 in the south wall).

Sprinklers:

100% Coverage by a closed loop wet system having twelve (12) 8' risers around the perimeter of the building. The system is fed by a retention pond south of the building via a Lexington electric pump and a King-Knight diesel fired pump (utilized as a backup). Both pumps are rated at 2000 G.P.M. with a net pressure of 126 PSI.

**Emergency Water
Supply:**

There are a total of eight (8) private fire hydrants located around the building as follows: two (2) off the east wall; two (2) off the south wall; one (1) off the west wall; and three (3) off the north wall.

Water:

Two (2) private wells located directly southeast of the facility.

Septic:

Private system with a waste treatment facility located south of the building.

Compressed Air:

There are (3) rotary compressors equaling seventy-five (75) horsepower. The air-lines remain distributed throughout the western sections of the facility.

Lighting:

Northwest Section:
Balance of Facility:

Combination of 8' fluorescent fixtures and metal halide fixtures.

Metal halide fixtures.

Exterior:

Truck Loading:
South Wall:

Pole and wall mounted halogen fixtures.

West Wall:

There are twenty-one (21) (8' x 10') manually operated insulated metal tailgate dock doors with load levelers, dock seals and dock lights.

East Wall:

There are seventeen (17) interior tailgate dock doors with load levelers, dock seals and dock lights.

There is one (1) 14' x 14' electronic operated insulated metal drive-in-door.

Zoning:

Industrial

Commerce Park has New York State "Empire Zone" designation.

Last Use:

Warehouse Distribution

Power:

Source:

Supplied by Niagara Mohawk Power Corporation

Primary Service:

13,200 Volts

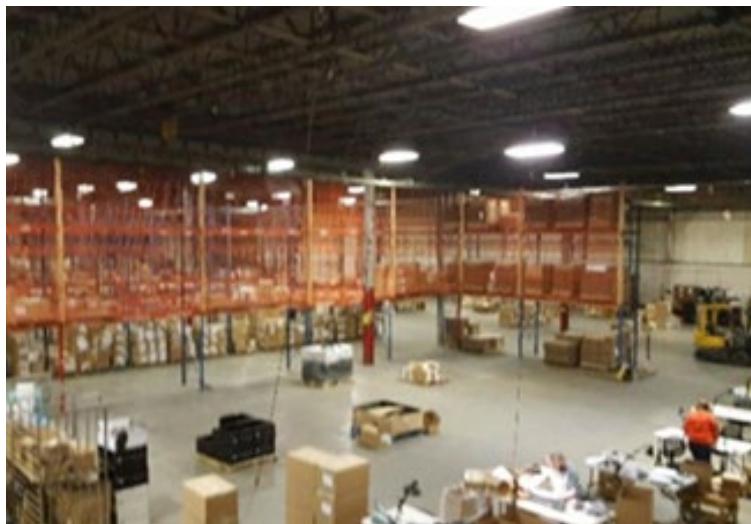
Miscellaneous:

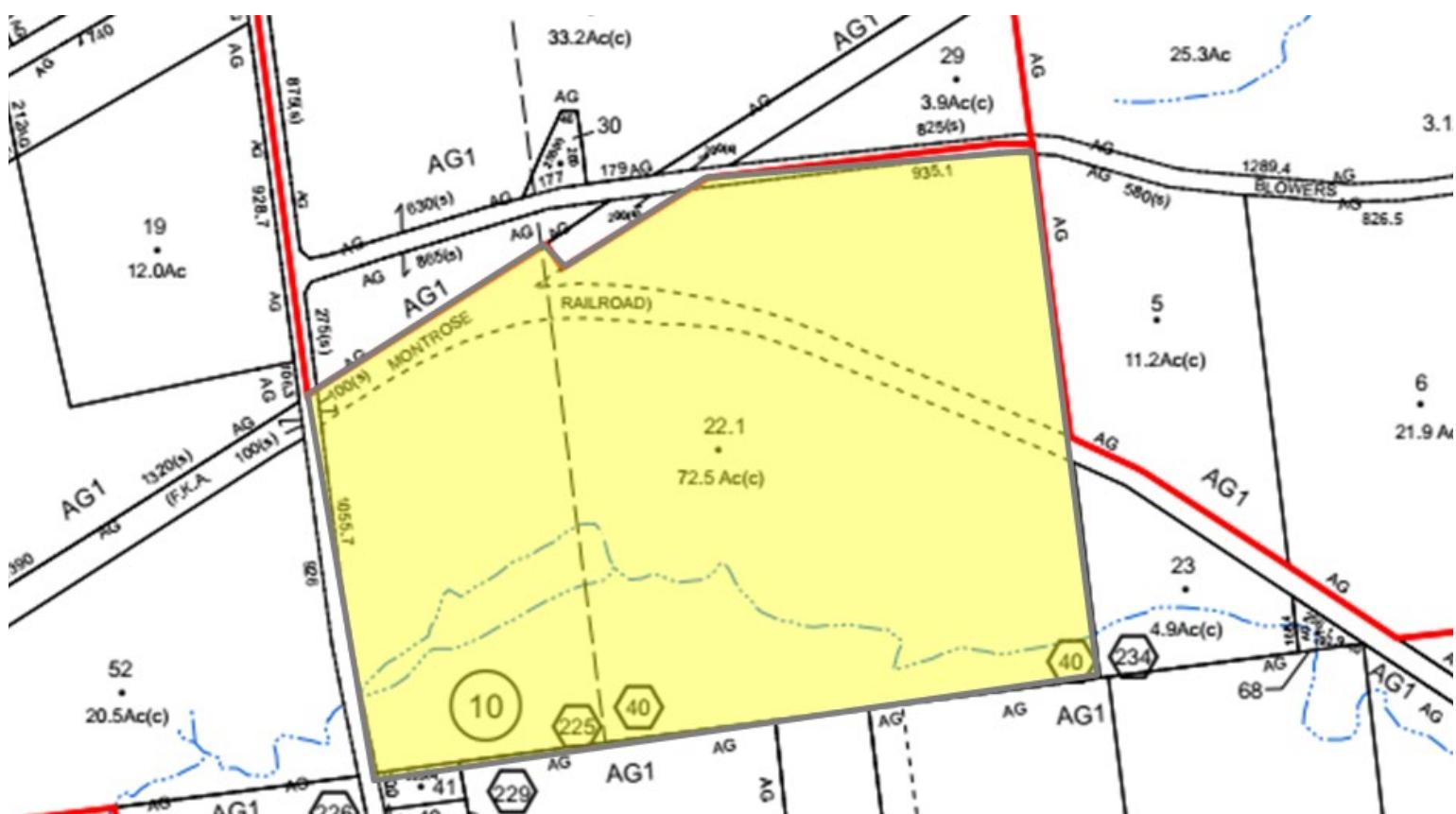
Outbuildings:
(Included in Total SF)

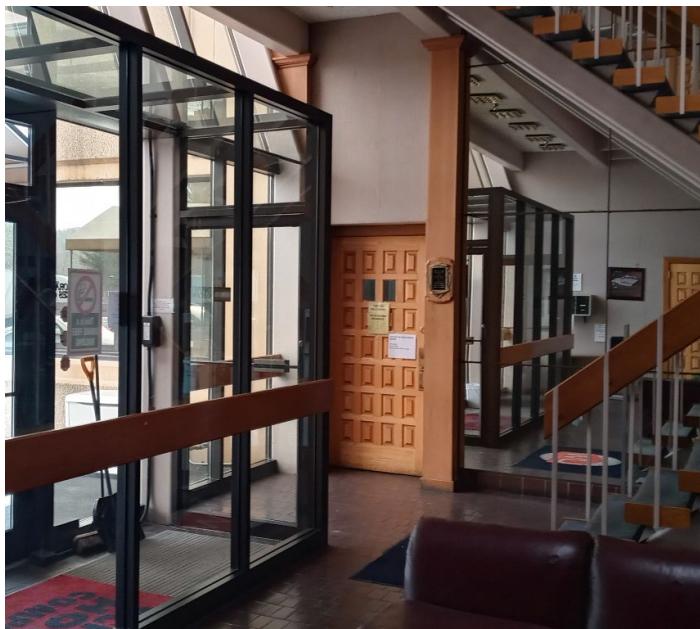
1. Pump House
2. Sewage Treatment Facility

Located just off the southwest corner of the building.

Located off the south wall of the facility.







**For additional information, please
contact:**



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