

67,000 SF

FLEX/OFFICE INDUSTRIAL BUILDING

FOR SALE

93 BROADWAY, MENANDS, NY 12204



PROXIMATE TO
GROWING ALBANY
WAREHOUSE
DISTRICT



FLEXIBLE BUILDING
CONFIGURATION
THAT ALLOWS
MULTIPLE USES



IMMEDIATE
ACCESS TO I-787
(EXIT 6)



STANDARD BROKERAGE
COMPANY
4 Executive Park Drive
Albany, NY 12203
standardbrokerageco.com

TYLER CULBERSON, SIOR
President & Principal Broker
M: (518) 857-0586
O: (518) 618-0590, ext. 402
E: tculberson@standardbrokerageco.com

SHAUN MCDONNELL
Licensed Real Estate Salesperson
M: (203) 209-5095
O: (518) 618-0590, ext. 403
E: smcdonnell@standardbrokerageco.com

FOR SALE | 93 BROADWAY, MENANDS, NY 12204

INTRODUCTION

Construction	Masonry and Brick
Roof	EPDM
Building Size	67,000 SF
Stories	2
Office and Finished Work Area	33,500 SF
Warehouse	33,500 SF
Asking Price	\$1,750,000
Real Estate Taxes	\$75,800.00
Available for Lease	\$5.00 p/sf NNN
Lot Size	1.518 Acres
Loading	2 Docks
Ceiling Height	16' Clear
Columns	20' x 20'
Parking	58 Spaces
Frontage	140 FT along Broadway
Electrical	400 AMP, 3 Phase
Lighting	Fluorescent & LED
Utilities	National Grid
Water and Sewer	Municipal, Village of Menands
Delivery	Immediate
Zoning	Light Industrial, Village of Menands



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

TYLYER CULBERSON, SIOR
President & Principal Broker
Standard Brokerage Company
M: (518) 857-0586
O: (518) 618-0590, ext. 402
E: tculberson@standardbrokerageco.com

SHAUN MCDONNELL
Licensed Real Estate Salesperson
Standard Brokerage Company
M: (203) 209-5095
O: (518) 618-0590, ext. 4043
E: smcdonnell@standardbrokerageco.com

FOR SALE | 93 BROADWAY, MENANDS, NY 12204

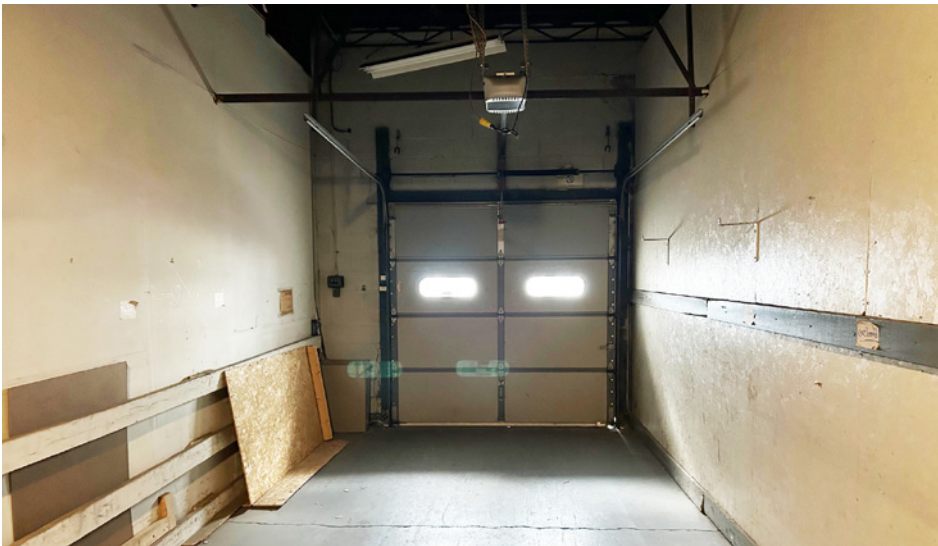


**STANDBROKERAGE
COMPANY**
4 Executive Park Drive
Albany, NY 12203
standardbrokerageco.com

TYLER CULBERSON, SIOR
President & Principal Broker
Standard Brokerage Company
M: (518) 857-0586
O: (518) 618-0590, ext. 402
E: tculberson@standardbrokerageco.com

SHAUN MCDONNELL
Licensed Real Estate Salesperson
Standard Brokerage Company
M: (203) 209-5095
O: (518) 618-0590, ext. 4043
E: smcdonnell@standardbrokerageco.com

FOR SALE | 93 BROADWAY, MENANDS, NY 12204



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

TYLYER CULBERSON, SIOR
President & Principal Broker
Standard Brokerage Company
M: (518) 857-0586
O: (518) 618-0590, ext. 402
E: tculberson@standardbrokerageco.com

SHAUN MCDONNELL
Licesnsed Real Estate Salesperson
Standard Brokerage Company
M: (203) 209-5095
O: (518) 618-0590, ext. 4043
E: smcdonnell@standardbrokerageco.com

FOR SALE | 93 BROADWAY, MENANDS, NY 12204

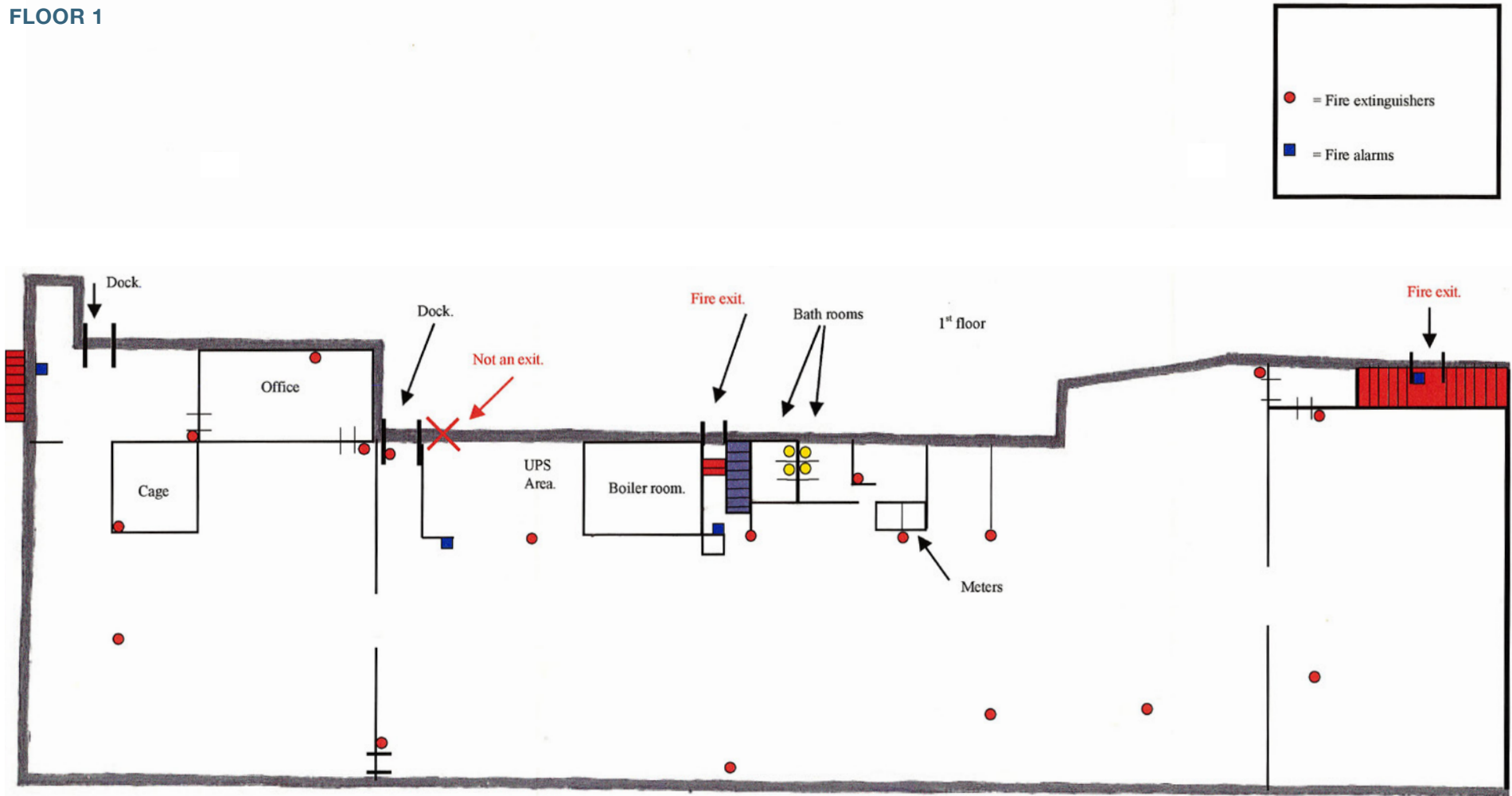


**STANDBROKERAGE
COMPANY**
4 Executive Park Drive
Albany, NY 12203
standardbrokerageco.com

TYLER CULBERSON, SIOR
President & Principal Broker
Standard Brokerage Company
M: (518) 857-0586
O: (518) 618-0590, ext. 402
E: tculberson@standardbrokerageco.com

SHAUN MCDONNELL
Licensed Real Estate Salesperson
Standard Brokerage Company
M: (203) 209-5095
O: (518) 618-0590, ext. 4043
E: smcdonnell@standardbrokerageco.com

FLOOR 1



CLICK
TO VIEW
PLANS

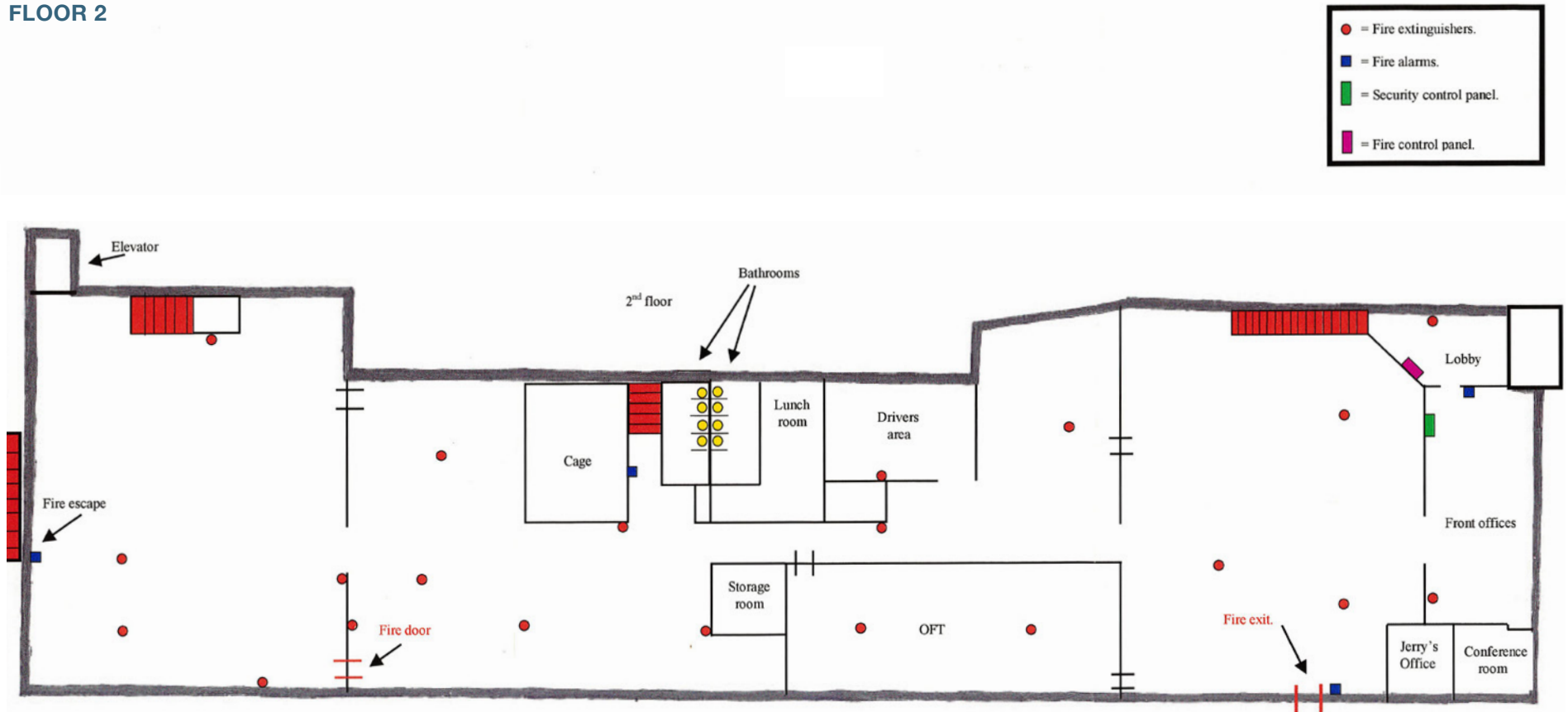


**STANDBROKERAGE
COMPANY**
4 Executive Park Drive
Albany, NY 12203
standardbrokerageco.com

TYLYER CULBERSON, SIOR
President & Principal Broker
Standard Brokerage Company
M: (518) 857-0586
O: (518) 618-0590, ext. 402
E: tculberson@standardbrokerageco.com

SHAUN MCDONNELL
Licesnsed Real Estate Salesperson
Standard Brokerage Company
M: (203) 209-5095
O: (518) 618-0590, ext. 4043
E: smcdonnell@standardbrokerageco.com

FLOOR 2



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

TYLER CULBERSON, SIOR
President & Principal Broker
Standard Brokerage Company
M: (518) 857-0586
O: (518) 618-0590, ext. 402
E: tculberson@standardbrokerageco.com

SHAUN MCDONNELL
Licesnsed Real Estate Salesperson
Standard Brokerage Company
M: (203) 209-5095
O: (518) 618-0590, ext. 4043
E: smcdonnell@standardbrokerageco.com

BROADWAY (WATERVLEET TURNPIKE)

(80' PUBLIC R.O.W.—VARIES TO 95' R.O.W. IN SOME AREAS)

No. 125 BROADWAY
TAX MAP NO.
55.13-2-B
AMERCO REAL ESTATE COMPANY
INST.# R2018-937

A STEP ENCROACHES 1.5'

PROPERTY LINE

407.67'

CONCRETE BLOCK & BRICK BUILDING

No. 93 BROADWAY
TAX MAP NO.
55.17-1-51.7
93 BROADWAY LLC
L.2609 P.187
Building Area
36,588 S.F.
Land Area
66,120 S.F.
1.52 Acres

EASEMENT FOR INGRESS & EGRESS
L.2200 P.408
L.2203 P.1151
L.2969 P.368

SIMMONS MACHINE TOOL CORPORATION
TO ELIOT SAXE, CHAYLE L. SAXE AND
WALTER A. SAXE
L.2200 P.408

No. 91 BROADWAY
TAX MAP NO.
55.17-1-51.4
GEROME HOLDINGS INC
L.2969 P.368

No. 85 BROADWAY
TAX MAP NO.
55.17-1-51.2
SIMONHOD INC
L.2762 P.36

No. 87 BROADWAY
TAX MAP NO.
55.17-1-51.1
SIMMONS MACHINE TOOL CO
L.804 P.165

RAILROAD TRACKS

DELAWARE (AND THE OWNER)
L.2432 P.1

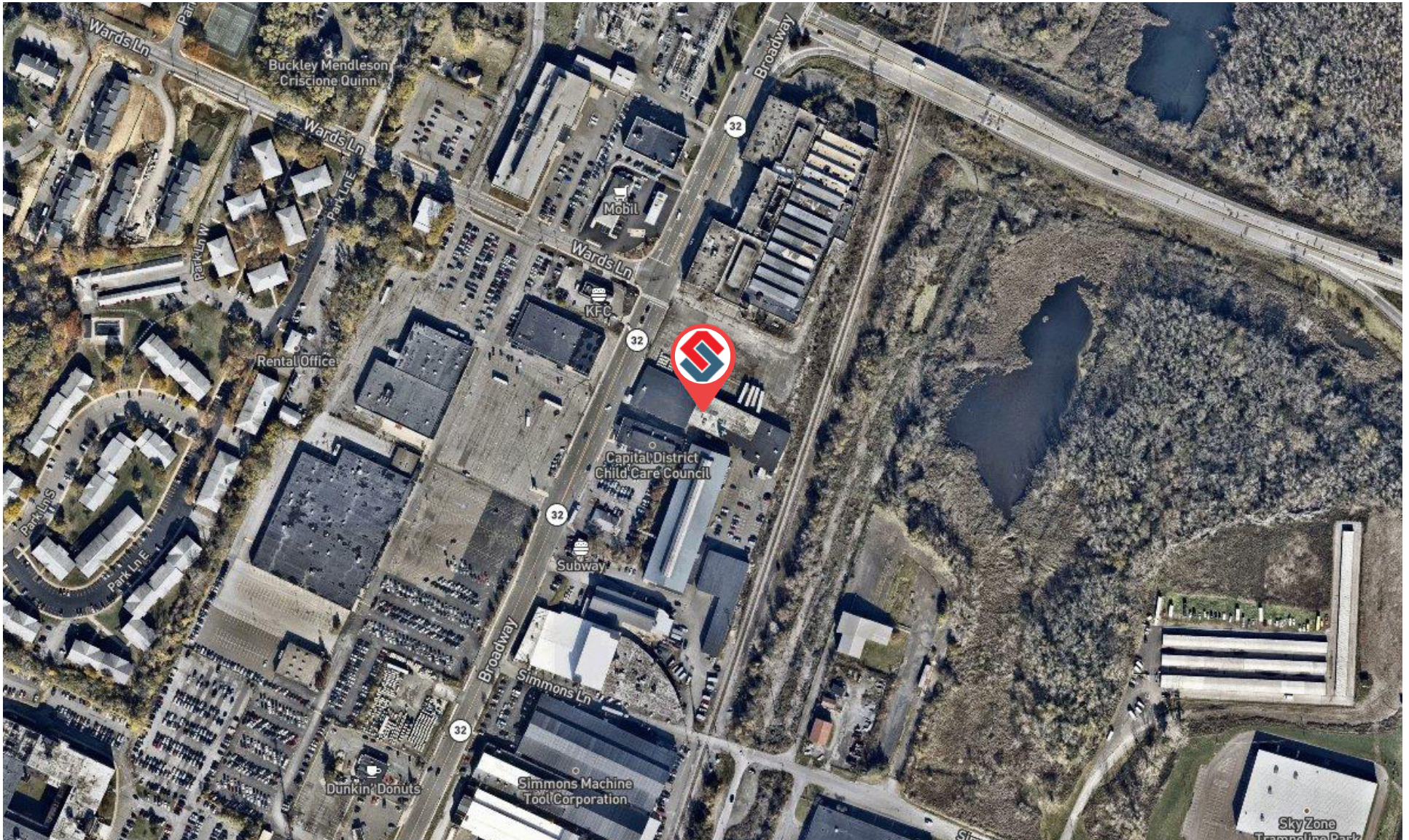
TAX MAP NO. 55.17-1-51.1
LANDS N/E OF RAILWAY CO.



TYLER CULBERSON, SIOR
President & Principal Broker
Standard Brokerage Company
M: (518) 857-0586
O: (518) 618-0590, ext. 402
E: tculberson@standardbrokerageco.com

SHAUN MCDONNELL
Licesnsed Real Estate Salesperson
Standard Brokerage Company
M: (203) 209-5095
O: (518) 618-0590, ext. 4043
E: smcdonnell@standardbrokerageco.com

FOR SALE | 93 BROADWAY, MENANDS, NY 12204



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

TYLER CULBERSON, SIOR
President & Principal Broker
Standard Brokerage Company
M: (518) 857-0586
O: (518) 618-0590, ext. 402
E: tculberson@standardbrokerageco.com

SHAUN MCDONNELL
Licensed Real Estate Salesperson
Standard Brokerage Company
M: (203) 209-5095
O: (518) 618-0590, ext. 4043
E: smcdonnell@standardbrokerageco.com

FOR SALE | 93 BROADWAY, MENANDS, NY 12204

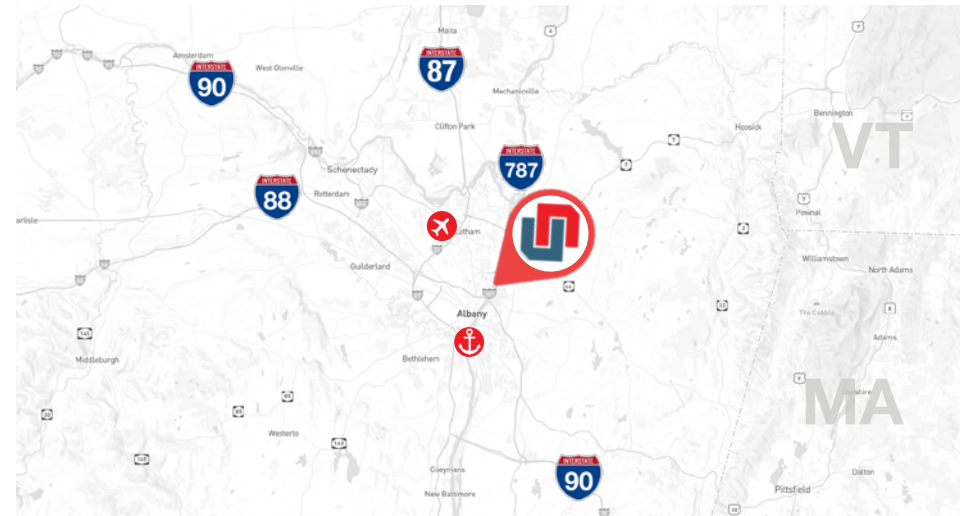
HIGHWAY ACCESS



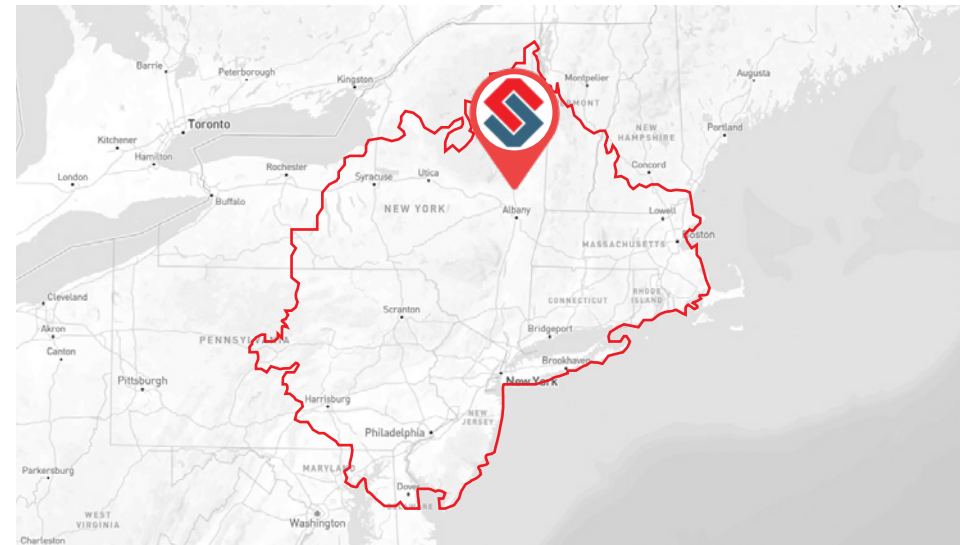
Downtown Albany	±5 miles
Albany International Airport	±8 miles
I-787 (Exit 6)	±2.9 miles

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



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

TYLER CULBERSON, SIOR
President & Principal Broker
Standard Brokerage Company
M: (518) 857-0586
O: (518) 618-0590, ext. 402
E: tculberson@standardbrokerageco.com

SHAUN MCDONNELL
Licensed Real Estate Salesperson
Standard Brokerage Company
M: (203) 209-5095
O: (518) 618-0590, ext. 4043
E: smcdonnell@standardbrokerageco.com