

163 & 164 MONTGOMERY ALBANY, NY 12207



21 Computer Drive East
Albany, NY 12205
518.694.9190

Building Type: Industrial
Zoning: Industrial
Municipality: City of Albany
Total Square Footage: 15,019 Sq. Ft.
Square Footage for Lease: 1,652 Sq. Ft.
Lot Size: 15,682 and 13,500 Sq. Ft.
Frontage: 144 and 88 Ft.
Year Built: 1930
Construction: Masonry

MLS #'s: 202500362, 202500359
Listing Price: \$1,200,000.00
Lease Price: \$6.00 per SR NNN
(nets approximately \$2.50 per SF)
Utilities Paid by: Tenant

Full Building Description:

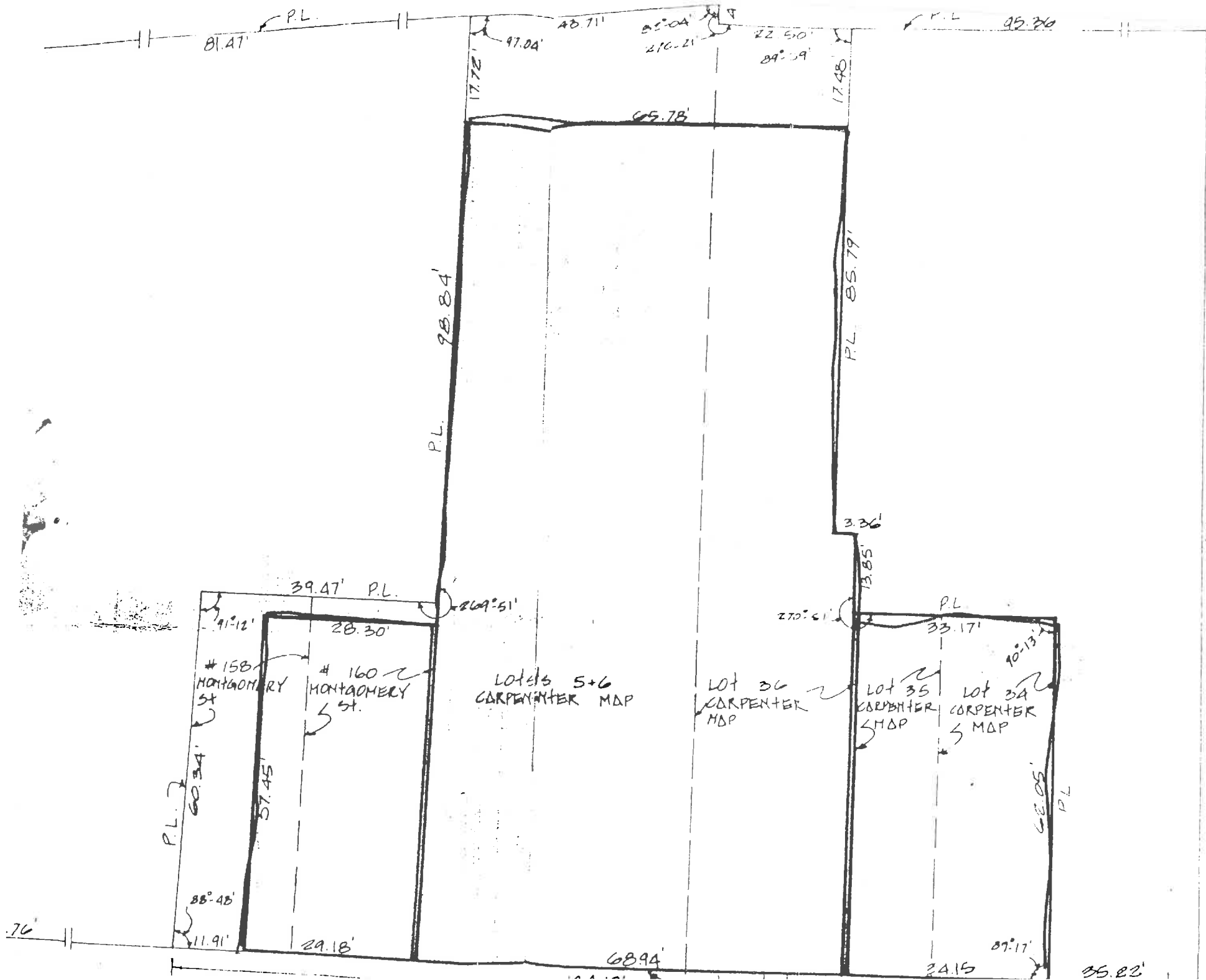
Prime Owner-User or Investment Opportunity in Downtown Albany. This versatile warehouse property features three separate tenant spaces, one of which can be leased or occupied by an owner: 11,045 SF space available 10/31/25, 2,322 SF space is leased to 3/2028, 1652 SF space is leased to 8/31/2026. -Includes the .31 acre lot at 163 Montgomery

Leasable Space Description:

17'x58' warehouse space with loft office/storage
Aprx. 15' ceiling height
12'x14' grade-level overhead door
12'x60' yard space for parking/storage
Total 7 parking spaces



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