

11,180 SF

CLASS A INDUSTRIAL SUITE

FOR LEASE

30A POST ROAD, COLONIE, NY 12205



2 DOCKS
& 2 OHDS



EASY ACCESS
TO I-87 AND I-90



IMMEDIATELY
AVAILABLE



Suite A

Suite B

LEASED



STANDARD BROKERAGE
COMPANY
4 Executive Park Drive
Albany, NY 12203
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PROPERTY OVERVIEW

Construction	Steel with Block
Roof	EPDM
Building Size	55,550 SF
Available Space	Suite B: 11,180
Lot Size	9 Acres
Delivery	Immediate
Lease Rate	\$8.50/SF NNN
NNN	\$2.92/SF
Loading	Suite B: 2 Docks and 2 OHDs
Ceiling Height	28'+ Clear
Columns	36'x36'
Lighting	LED
Electrical	3 Phase 277/480
Sprinkler	Wet
Zoning	Industrial
Utilities (Gas & Electric)	National Grid
Water and Sewer	Municipal, Town of Colonie



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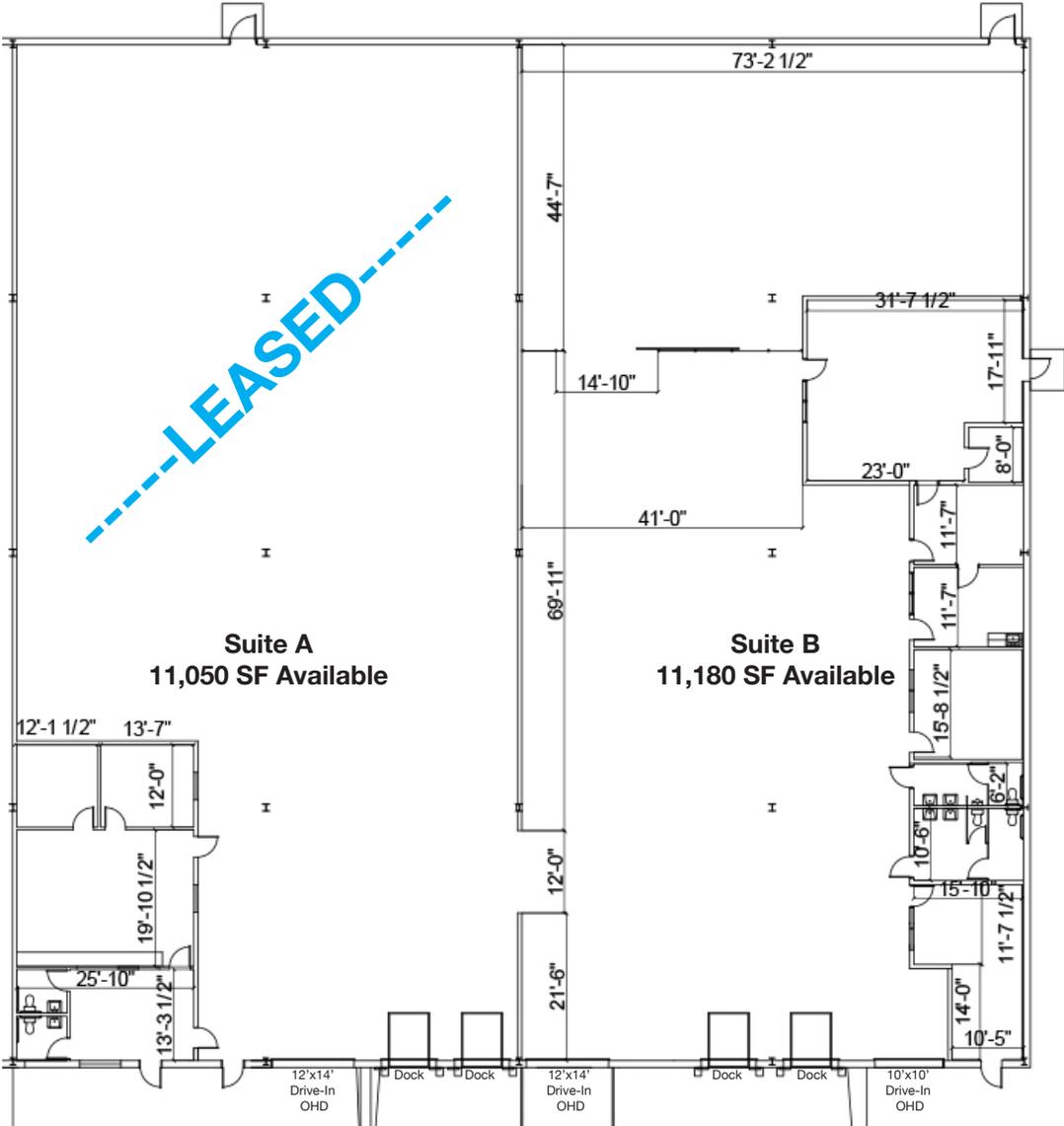
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 **ROSENBLUM**
BETTER SPACES

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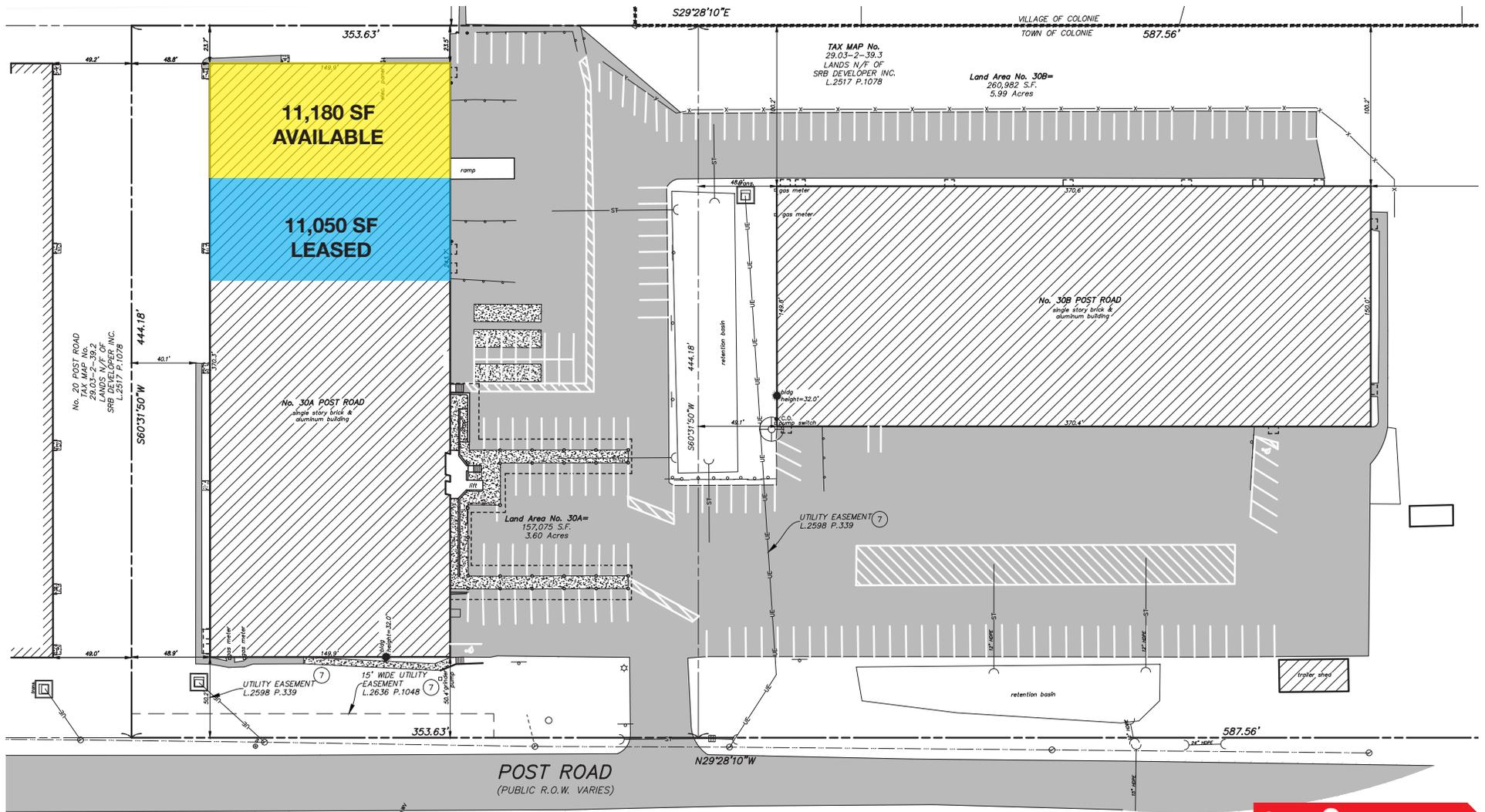
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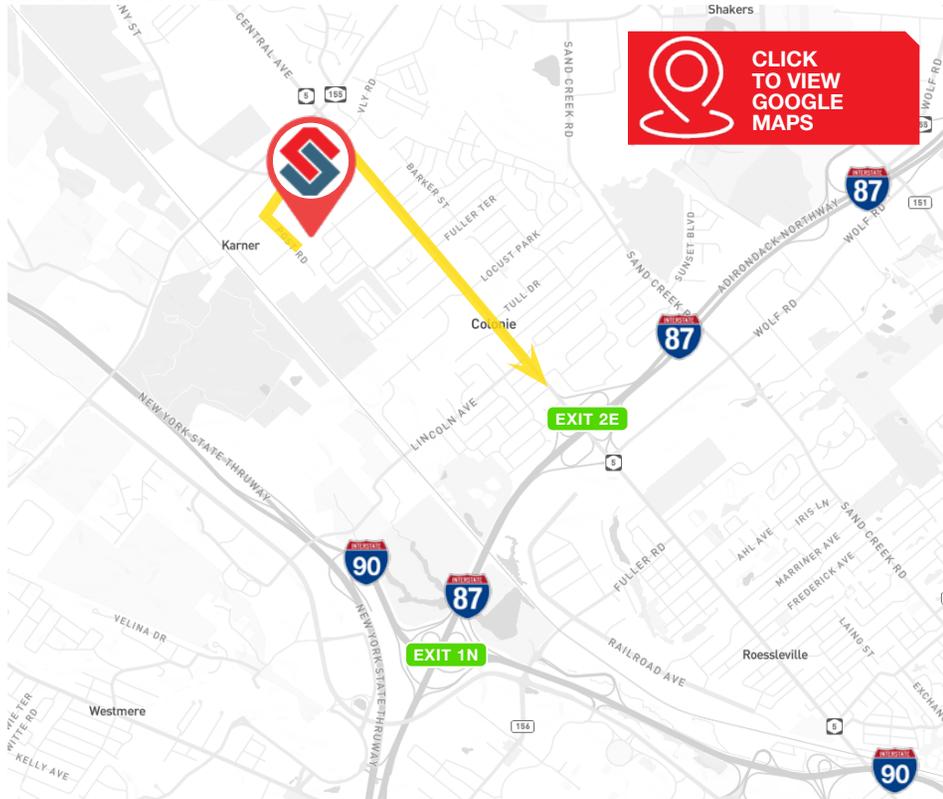
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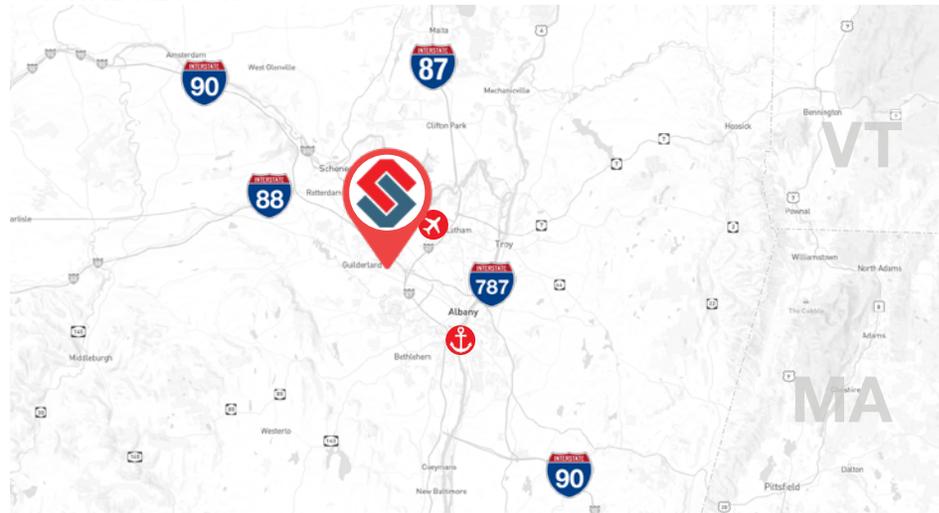
HIGHWAY ACCESS



Downtown Albany	±8 miles
I-90 (Exit 1N)	±5 miles
I-87 (Exit 2E)	Under 3 miles
Albany International Airport	Under 4 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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