

97,890 SF

HIGH BAY DISTRIBUTION SPACE

FOR SALE

767 PIERCE ROAD, CLIFTON PARK, NY 12065



ALSO
AVAILABLE
FOR LEASE



UNDER 1 MI.
TO I-87 WITH
HIGHWAY
VISIBILITY



AMPLE LOADING
& DRIVE IN
ACCESS



STANDBROKERAGE
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

INTRODUCTION:

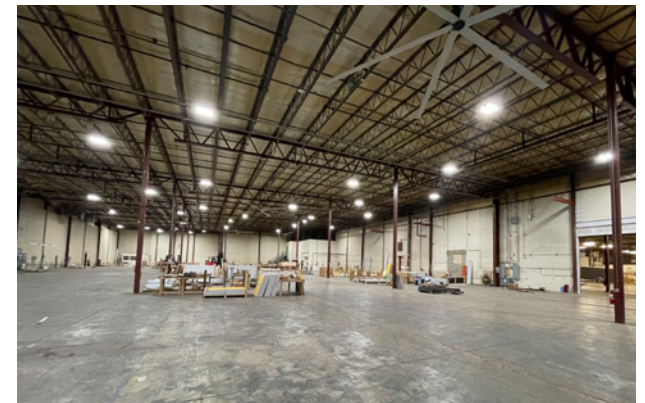
Property Overview

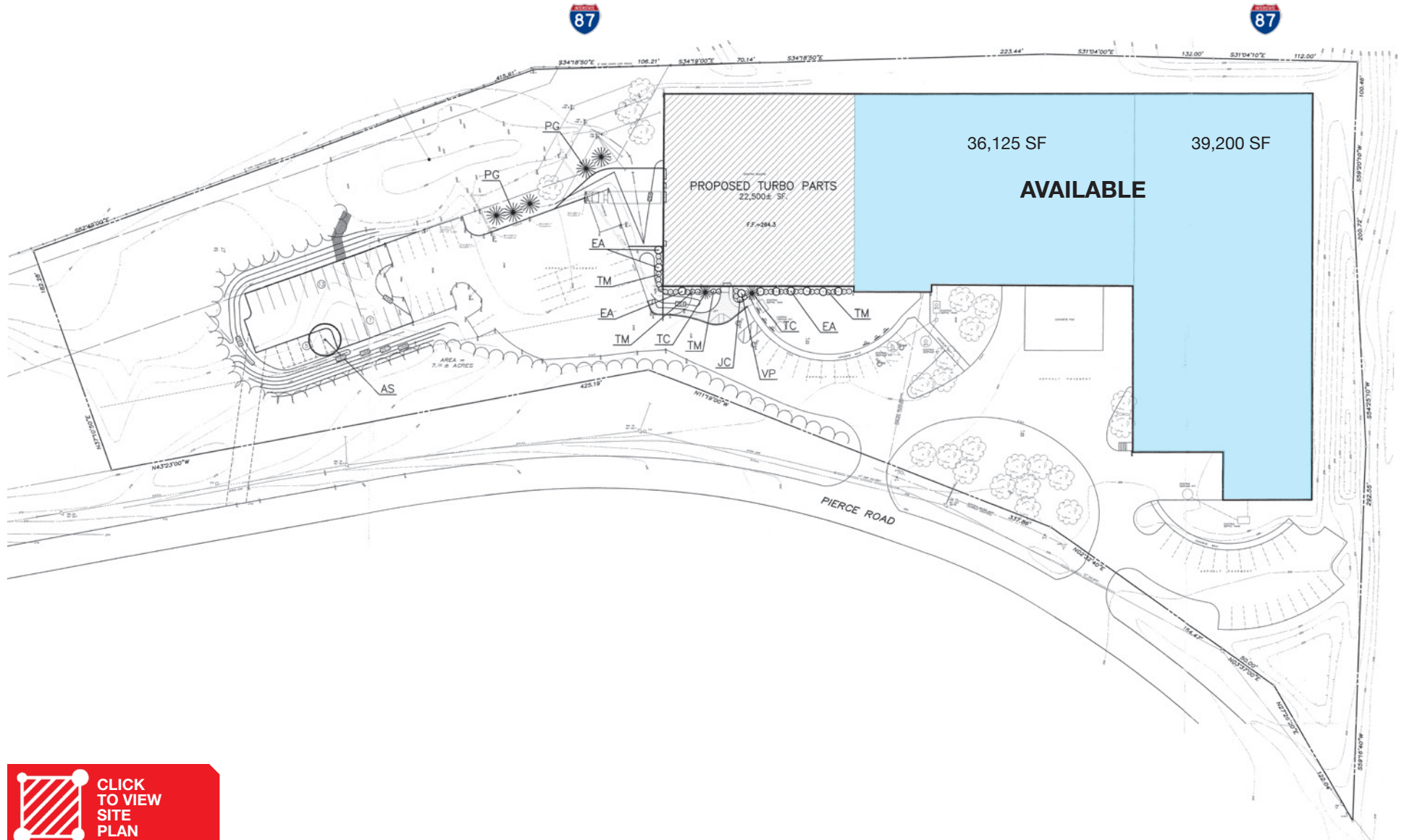
Conveniently positioned high-bay distribution warehouse space located directly off Exit 10 of I-87. This space boasts 25-foot clear heights, along with 6 dock height doors and 2 drive-in doors, including one expansive 14' x 22' door, accommodating a wide range of operations. The property is also available for lease. Motivated landlord.



| | |
|---------------------------|-----------------|
| Construction | PEMB |
| Roof | Metal |
| Building Size | 97,890 SF |
| Available Space for Lease | 75,325 SF |
| Office Space | 2,200 SF |
| Lot Size | 7.06 Acres |
| Asking Price | \$9,000,000 |
| Real Estate Taxes | \$85,366 |
| Lease Rate | \$5.00/SF NNN |
| Delivery | Immediate |
| Loading | 6 Docks, 2 OHDs |

| | |
|----------------------------|----------------------------------|
| Ceiling Height | 19'-25' Clear |
| Lighting | LED |
| Sprinkler | Wet |
| Electrical | 800 Amp, 3 Phase |
| Zoning | Industrial, Town of Clifton Park |
| Utilities (Gas & Electric) | National Grid |
| Water | Municipal |
| Septic | Private |





CLICK
TO VIEW
SITE
PLAN



**STANDBROKERAGE
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

CONNECTIVITY:

Excellent Access

Strategically situated in the sought-after Exit 10 corridor along the Northway, the location offers highway visibility, enhancing accessibility and exposure for businesses.

| | |
|------------------------------|----------------|
| Downtown Albany | ±20 miles |
| Albany International Airport | Under 15 miles |
| I-87 (Exit 10) | Under 1 mile |



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.



STANARDBROKERAGE
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