

This high-visibility Suite 3 at 238 Bay Road offers a flexible **3,030 SF** footprint, perfectly split between modern office and functional industrial space. Located in the heart of Queensbury's commercial corridor, this unit provides immediate access to the Adirondack Northway and unique frontage along the Warren County Bikeway.

Listing Overview

- **Total Space:** 3,030 SF (1,000 SF Office | 2,030 SF Garage/Warehouse)
- **Rental Rate:** \$15.85 / SF
- **Zoning:** Commercial Light Industrial (CLI)
- **Location:** 238 Bay Road, Suite 3, Queensbury, NY 12804
- **Contact:** 518-886-7738 | RealEstate@DACollins.com

Key Features & Infrastructure

- **Clear Span Garage:** 16' ceiling heights with no internal pillars for maximum storage efficiency.
- **Loading:** Single 14' x 14' overhead door for large vehicle or equipment access.
- **Power & Utilities:** 200 amp (120/208, 240v) service; natural gas HVAC; public water and sewer.
- **Layout Amenities:** Dedicated restrooms in both the office and garage areas.
- **Building Quality:** Durable rubber roof and high-visibility signage opportunities

Location Highlights

- **Strategic Access:** Just **2 miles from Exit 19, I-87** (The Northway).
 - **High Exposure:** Positioned on a major arterial with **10,500 average daily vehicle volume**.
 - **Outdoor Connectivity:** Directly borders the **Warren County Bikeway**, offering unique branding and lifestyle perks for employees.
 - **Convenience:** Private development parking with easy site ingress/egress.
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