

**FOR
LEASE**

930 BROADWAY
ALBANY, NEW YORK 12207

ALBANY WAREHOUSE DISTRICT



+/-12,155 SF WAREHOUSE / RETAIL SPACE

Conveniently located in the heart of Downtown Albany's Warehouse District
Former indoor skatepark
Surrounded by numerous dining and entertainment establishments
Historic factory recently renovated into 81 luxury apartments
Seconds off I-787 exit 4A
Form-based warehouse district zoning (MU-FW)
Ample parking available
Breakroom, private office, conference room, ADA restrooms
Central air / gas forced air heat
Fully sprinklered
14' ceiling height
16'x16' overhead door
Internal loading dock
208Y/120V 3 phase 4W electric service

AVAILABLE FOR LEASE

\$7.00 NNN PSF

NETS ESTIMATED AT +/\$2.50 PSF

Building owned and managed by



FOR MORE
INFORMATION
PLEASE
CONTACT

RUDY R. LYNCH, CCIM
NYS Licensed Associate Real Estate Broker
(518) 337-3705 mobile
Rudy@CarrowRealEstate.com

Adding Value Through Professional Real Estate Services

the information herein has not been verified, and is provided without warranty unless otherwise guaranteed in writing. readers are advised to investigate and verify same prior to entering into a transaction.

**FOR
LEASE**

930 BROADWAY

ALBANY, NEW YORK 12207

PHOTOS



Adding Value Through Professional Real Estate Services

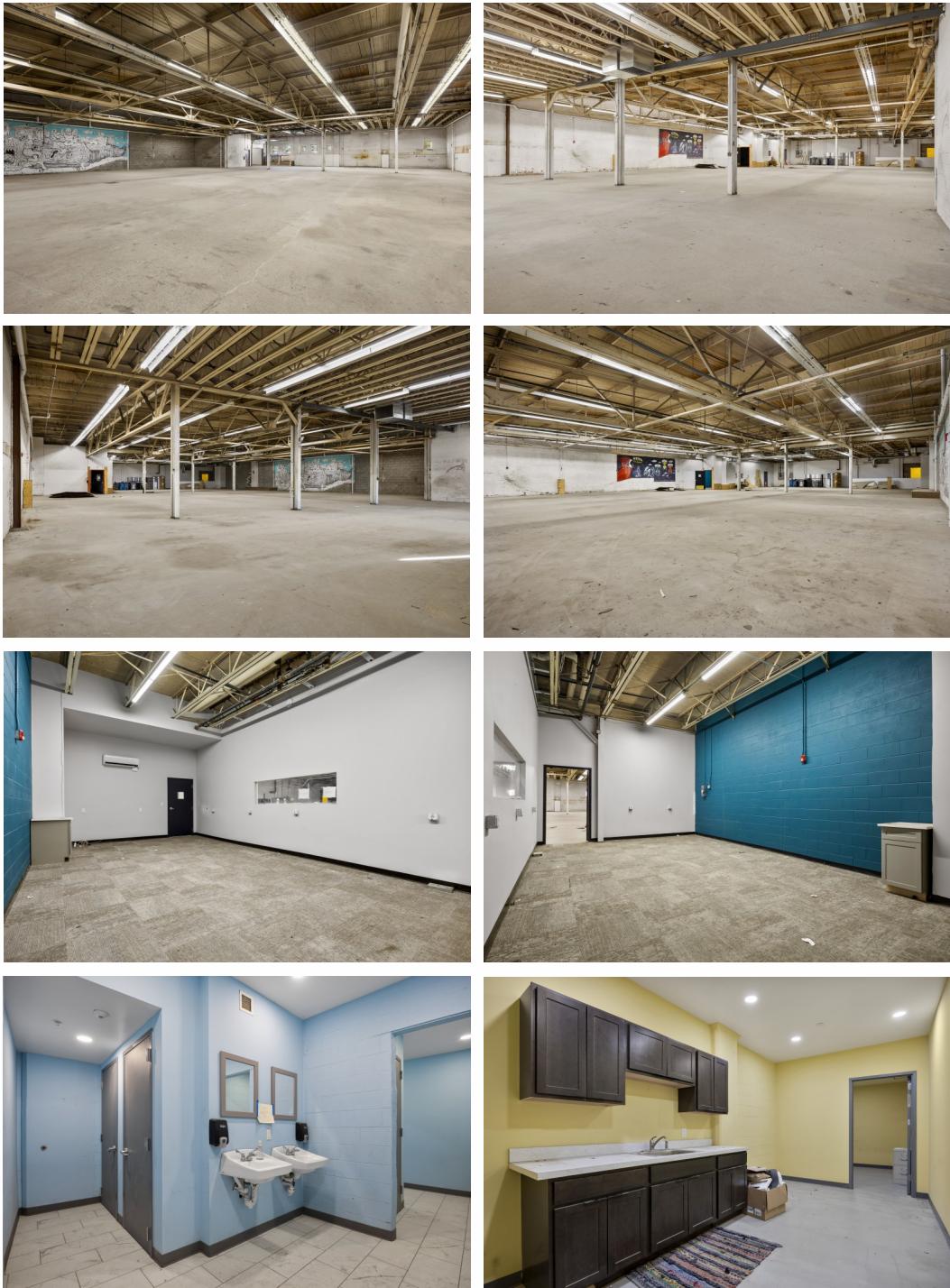
the information herein has not been verified, and is provided without warranty unless otherwise guaranteed in writing. readers are advised to investigate and verify same prior to entering into a transaction.

**FOR
LEASE**

930 BROADWAY

ALBANY, NEW YORK 12207

PHOTOS



Carrow

Adding Value Through Professional Real Estate Services

the information herein has not been verified, and is provided without warranty unless otherwise guaranteed in writing. readers are advised to investigate and verify same prior to entering into a transaction.

**FOR
LEASE**

930 BROADWAY

ALBANY, NEW YORK 12207



FOR MORE
INFORMATION
PLEASE
CONTACT

RUDY R. LYNCH, CCIM
NYS Licensed Associate Real Estate Broker
(518) 337-3705 mobile
Rudy@CarrowRealEstate.com



Adding Value Through Professional Real Estate Services

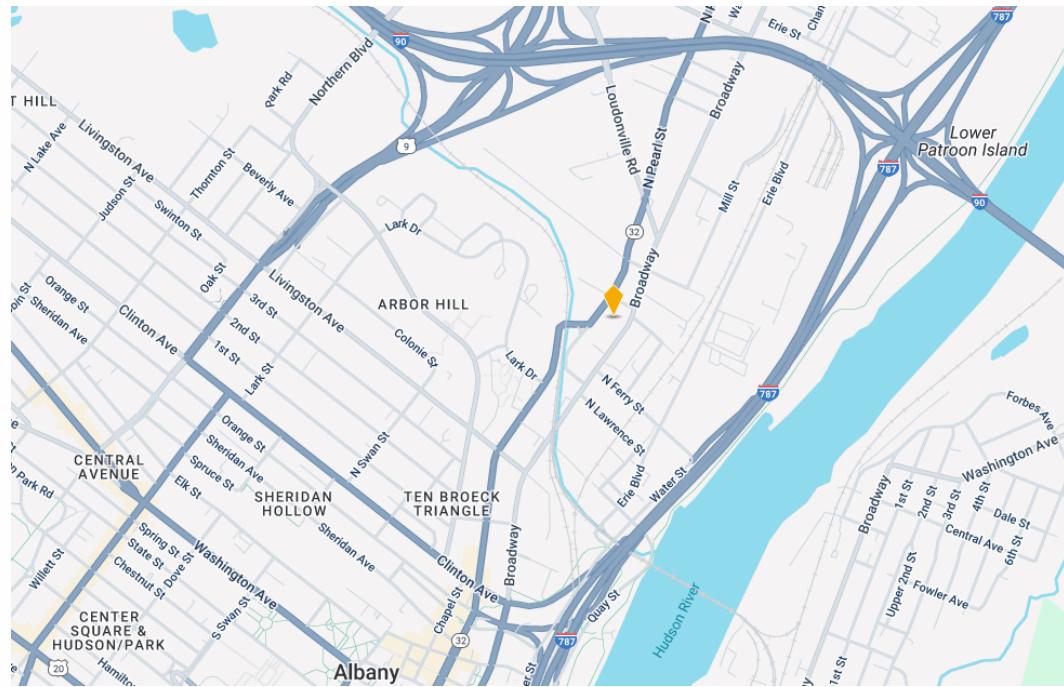
the information herein has not been verified, and is provided without warranty unless otherwise guaranteed in writing. readers are advised to investigate and verify same prior to entering into a transaction.

**FOR
LEASE**

930 BROADWAY

ALBANY, NEW YORK 12207

LOCATION



FOR MORE
INFORMATION
PLEASE
CONTACT

RUDY R. LYNCH, CCIM
NYS Licensed Associate Real Estate Broker
(518) 337-3705 mobile
Rudy@CarrowRealEstate.com



Adding Value Through Professional Real Estate Services

the information herein has not been verified, and is provided without warranty unless otherwise guaranteed in writing. readers are advised to investigate and verify same prior to entering into a transaction.

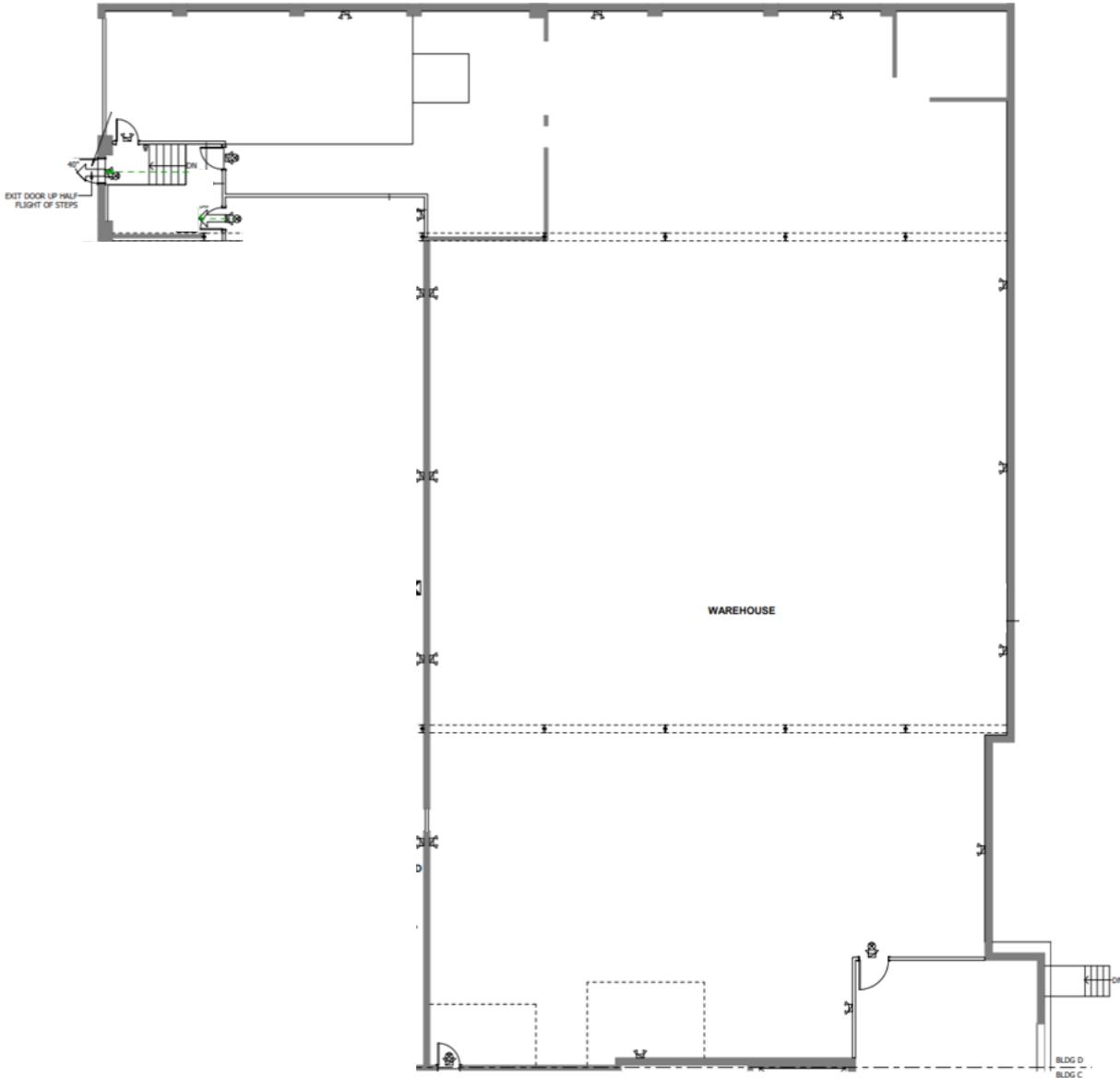
**FOR
LEASE**

930 BROADWAY
ALBANY, NEW YORK 12207

+/-12,155 SF

BROADWAY

NORTH PEARL STREET



FOR MORE
INFORMATION
PLEASE
CONTACT

RUDY R. LYNCH, CCIM
NYS Licensed Associate Real Estate Broker
(518) 337-3705 mobile
Rudy@CarrowRealEstate.com

Adding Value Through Professional Real Estate Services

 **Carrow**

the information herein has not been verified, and is provided without warranty unless otherwise guaranteed in writing. readers are advised to investigate and verify same prior to entering into a transaction.

**FOR
LEASE**

930 BROADWAY

ALBANY, NEW YORK 12207

DEMOGRAPHICS

Population

	2 miles	5 miles	10 miles
2020 Population	60,542	191,096	401,932
2024 Population	60,332	189,551	400,681

Households

	2 miles	5 miles	10 miles
2020 Households	27,570	80,807	169,749
2024 Households	27,546	79,598	168,412

Income

	2 miles	5 miles	10 miles
Avg Household Income	\$65,406	\$87,074	\$96,423
Median Household Income	\$45,947	\$66,097	\$74,339

Housing

	2 miles	5 miles	10 miles
Median Home Value	\$191,465	\$233,045	\$252,729
Median Year Built	1949	1958	1963

FOR MORE
INFORMATION
PLEASE
CONTACT

RUDY R. LYNCH, CCIM
NYS Licensed Associate Real Estate Broker
(518) 337-3705 mobile
Rudy@CarrowRealEstate.com



Adding Value Through Professional Real Estate Services

the information herein has not been verified, and is provided without warranty unless otherwise guaranteed in writing. readers are advised to investigate and verify same prior to entering into a transaction.