

**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



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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

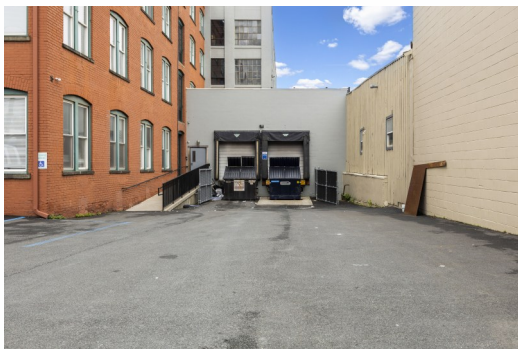
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PHOTOS



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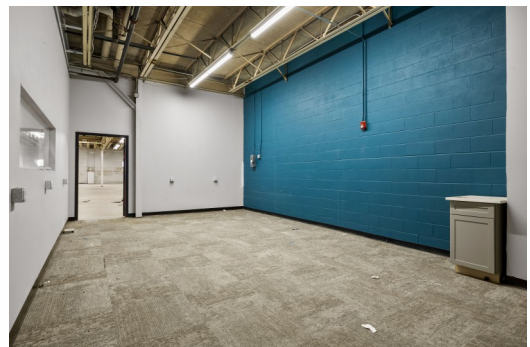
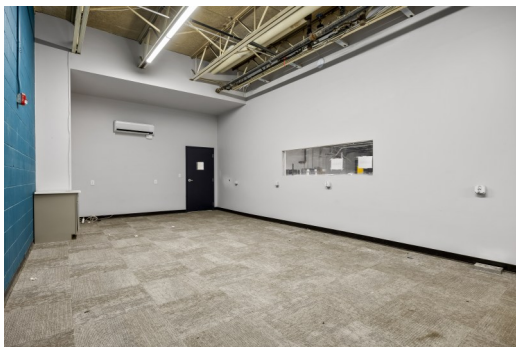
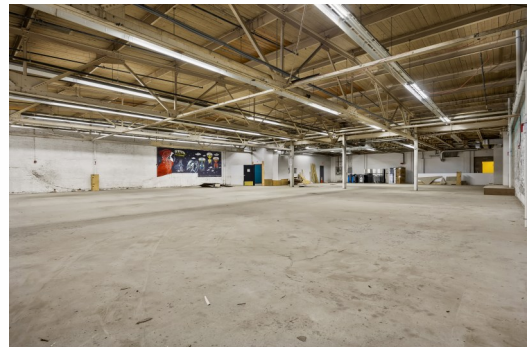
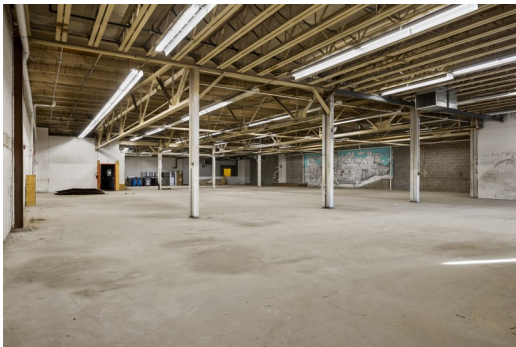
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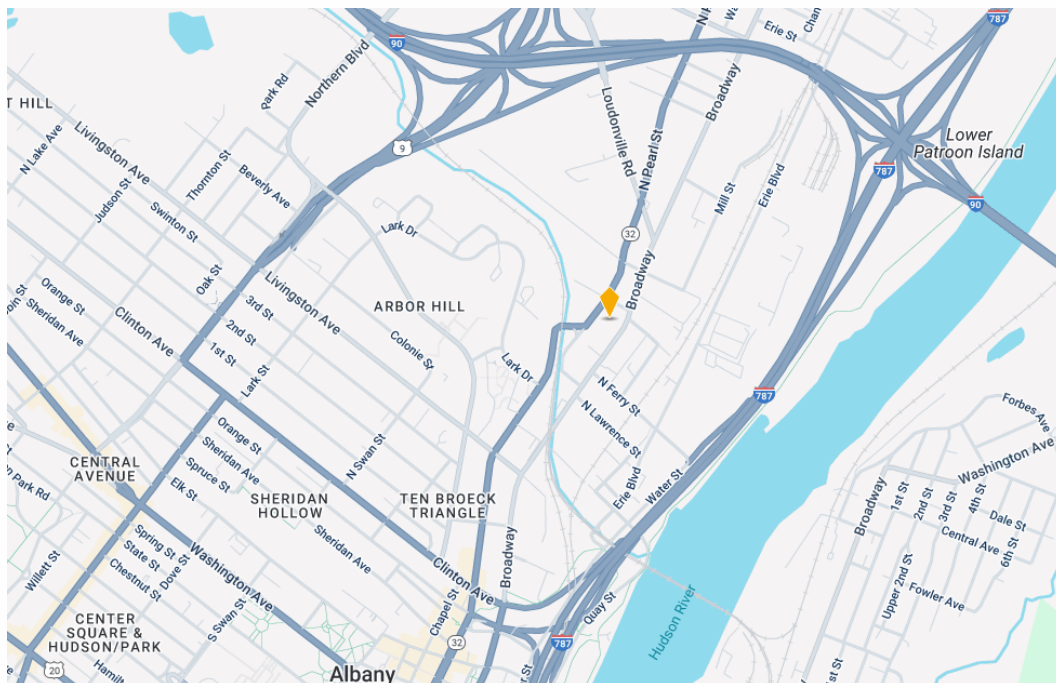
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LOCATION



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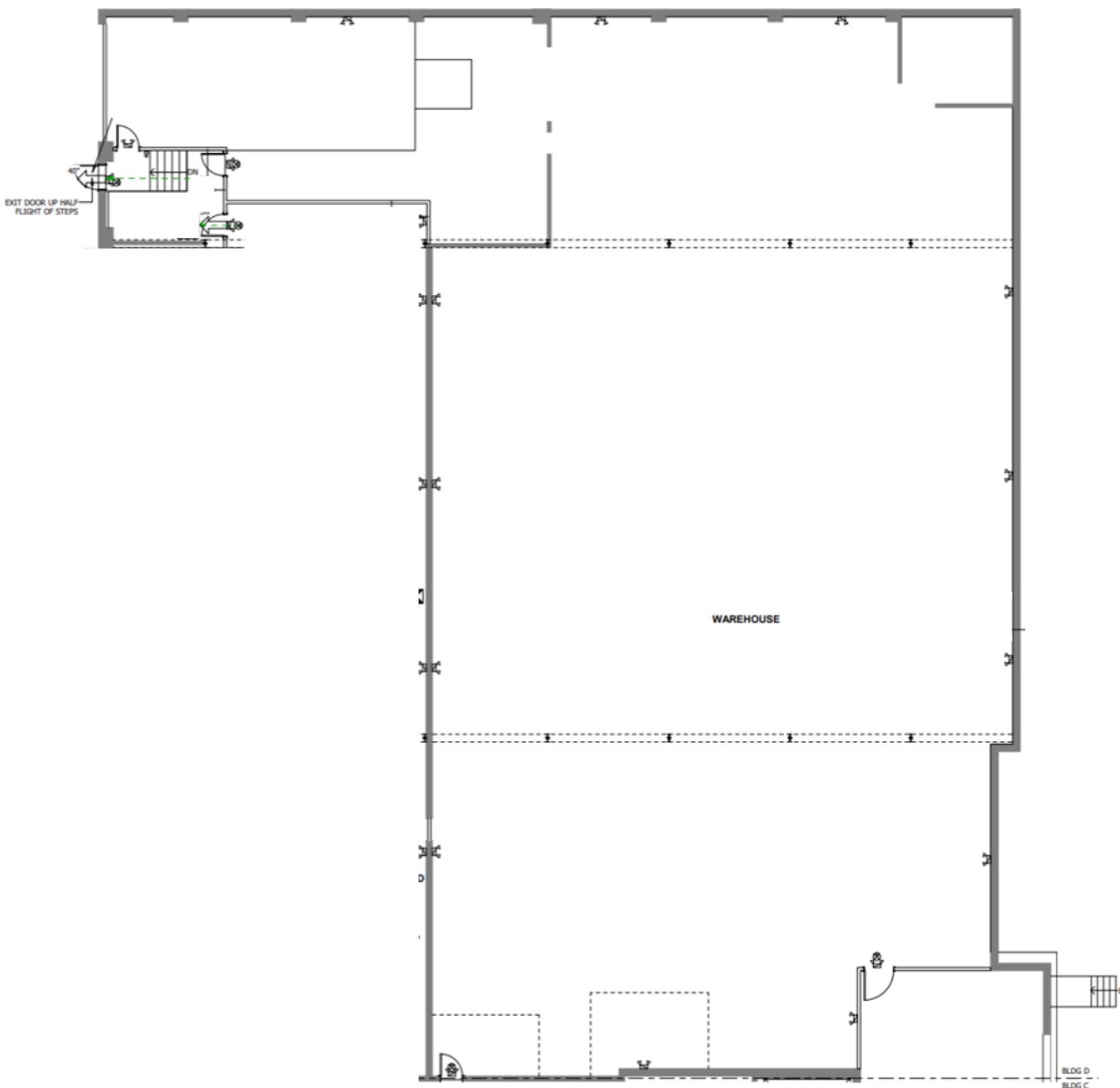
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+/-12,155 SF

BROADWAY

NORTH PEARL STREET



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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

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