



OFFERING MEMORANDUM

2600 SIXTH AVENUE

TROY, NEW YORK 12180



FOR SALE | ASKING PRICE \$3,499,000

±28,500 SF

OWNER-STATED BUILDING
AREA

±3.05 AC

SITE AREA

±9,600 SF

WAREHOUSE

±2 AC

PARKING / OPEN AREA

OWNER-USER | INVESTMENT | FLEX / INDUSTRIAL | ADAPTIVE REUSE

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2600

PROPERTY OVERVIEW

A flexible commercial campus with warehouse, office, event, parking and redevelopment components.

EXECUTIVE SUMMARY

Carrow Real Estate Services presents 2600 Sixth Avenue, an approximately 3.05-acre commercial property positioned near the Route 7 / Hoosick Street corridor in Troy. The property combines a mostly clear-span warehouse, office areas, distinctive event / adaptive-reuse space, substantial parking and owner-reported solar infrastructure.

The offering is suited to an owner-user, investor or redevelopment buyer seeking operational flexibility and multiple potential use zones within one campus. All dimensions, zoning, access, utility and redevelopment information should be independently verified.

KEY HIGHLIGHTS

- List price: \$3,499,000.
- Approximately 28,500 SF of owner-stated improvements on ±3.05 acres.
- Approximately 9,600 SF warehouse with 20-foot minimum height.
- Approximately 6,500 SF event / adaptive-reuse component.
- Approximately two acres of parking / open site area.
- 280 rooftop solar panels, battery backup and five EV charging stations, per owner.

PROPERTY SNAPSHOT

Offering	For Sale
Asking Price	\$3,499,000
Site Area	±3.05 acres
Building Area	±28,500 SF*
Warehouse	±9,600 SF
Event / Flex	±6,500 SF
Basement	±4,500 SF
Parking / Open Area	±2 acres
Zoning	Community Commercial*
Loading	2 dock-height + street level*
Warehouse Height	20' minimum*
Energy	280 panels / ~65 kW*

*Per owner marketing materials; buyer to independently verify.



WAREHOUSE INTERIOR



OPEN FLEX / INDUSTRIAL AREA

2600

WAREHOUSE + SITE

Operational flexibility, loading capability and substantial parking / open land.

WAREHOUSE / OPERATIONS

- ±9,600 SF mostly clear-span warehouse.
- 20-foot minimum ceiling height, per owner.
- Two dock-height loading doors plus street-level loading.
- Additional 12' x 16' street-level garage door noted in owner materials.
- High-efficiency LED lighting.
- Attached offices and additional administrative areas throughout the property.
- Storage and basement cooler areas.
- Potential distribution, service, light-industrial, recreation or storage use, subject to approvals.

ENERGY / SITE INFRASTRUCTURE

- 280 rooftop solar panels and owner-stated ~65 kW output.
- Battery backup system.
- Five EV charging stations.
- Owner states solar currently supplies the property's electrical needs; buyer to verify system ownership, output, transferability and net-metering.



LARGE OPEN OPERATING FLOOR



REAR ACCESS / PAVED PARKING

Approximately two acres of parking / open area provide room for customer parking, fleet circulation, outdoor operations or future site planning, subject to approvals.



OPEN LAND / FUTURE SITE FLEXIBILITY

2600

EVENT SPACE + ADAPTIVE REUSE

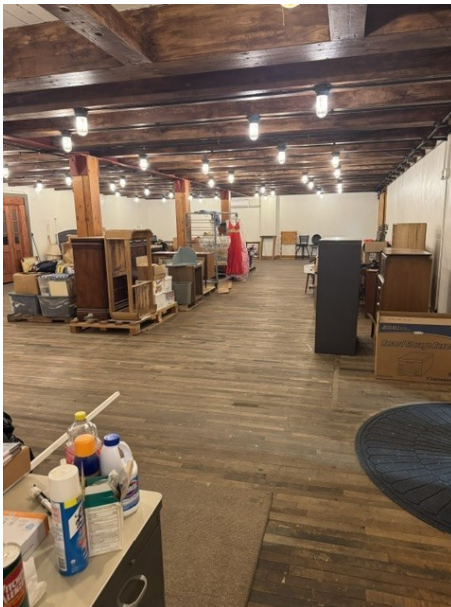
Distinctive historic character with flexible commercial repositioning potential.



EVENT / BALLROOM AREA



BAR / HOSPITALITY AREA



ADDITIONAL FLEX / COCKTAIL ROOM

SPACE HIGHLIGHTS

- ±6,500 SF themed event / flex area, per owner.
- Current capacity of 99; improvements started toward 200+ occupancy.
- Historic brick walls and hand-hewn timber construction.
- Potential conversion back to retail, showroom, hospitality or other commercial use.
- Separate cooler / ancillary areas.
- New 6-inch water main added in 2020 for sprinkler-system setup, per owner.

The Sixth Avenue portion of the property provides a unique alternative to conventional flex inventory. Existing character can support continued event / hospitality use or a future adaptive-reuse strategy, subject to zoning, building and fire-code requirements.

2600

POTENTIAL USE CONCEPTS

One building. Multiple paths to occupancy, income and long-term repositioning.

1. INDOOR SPORTS & RECREATION	2. CONTRACTOR HUB	3. CLIMATE-CONTROLLED STORAGE	4. WORKSHOP / MAKER SPACE
 • Pickleball Courts • Youth Training • Turf Options • Fitness Classes • Batting Cages • Pro Shop / Lounge	 • Office / Workspaces • Team Break Room • Material Showroom • High-Ceiling Flex Bays • Equipment Rentals • Parking for Fleet	 • RV, Boat & Car Storage • Security Cameras • Enclosed Units/Suites • Free Dump Station • 24/7 Access • Wide Aisles / HVAC	 • Co-Working Shop • Wood / Metal / Welding • Tools & Equipment • Training Classes • Build & Repair Space • Collaboration
5. EVENT VENUE	6. INDOOR MARKETPLACE	7. AUTO ENTHUSIAST CLUB	8. SELF-STORAGE FACILITY
 • Weddings / Receptions • Live Music • Corporate Events • Fundraisers • Private Parties • Bar / Lounge Area	 • Food Hall • Local Vendors • Retail Shops • Craft Beverages • Seasonal Market • Family-Friendly Space	 • Car Storage Club • Racing Simulators • Members Lounge • Car Care Workshops • Events & Rallies • Track & Performance	 • Climate-Controlled Units • Security Cameras • Drive-Up / Large Sizes • Online Rentals • 24/7 Access • Loading Area


ONE BUILDING. ENDLESS POSSIBILITIES.
|
MULTIPLE USES
|
MULTIPLE INCOME STREAMS
|
MAXIMUM VALUE


**INDOOR RECREATION • CONTRACTOR HUB • CLIMATE-CONTROLLED STORAGE • MAKER SPACE • EVENT VENUE •
MARKETPLACE • AUTO CLUB • SELF-STORAGE**

Conceptual imagery only. Uses shown are illustrative and have not been approved. Any change of use or redevelopment is subject to zoning, parking, fire/building code, utility capacity and municipal approvals.

2600

SITE + PARCEL OVERVIEW

Owner-provided exhibit illustrating existing improvements, surrounding land and conceptual subdivision potential.



OWNER-PROVIDED AERIAL / PARCEL EXHIBIT

SITE POSITIONING

- Sixth Avenue frontage with visibility from the Route 7 bridge approach.
- Owner materials note access toward Eighth Street.
- Substantial parking and open site area around existing improvements.
- Potential expansion, subdivision or campus repositioning subject to municipal approvals.
- Convenient access to Troy, I-787, I-90 and the broader Capital Region road network.

OFFERING TERMS

- Asking price: \$3,400,000.
- Property offered for sale only.
- Sale subject to contract and purchaser due diligence.

LISTING CONTACTS

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DISCLAIMER: Information has been obtained from owner marketing materials and sources believed reliable but has not been independently verified by Carrow Real Estate Services. All areas, dimensions, zoning, access rights, utilities, environmental conditions, solar-system details, subdivision concepts and redevelopment potential are approximate or conceptual unless otherwise confirmed. Prospective purchasers should conduct independent due diligence with appropriate professionals and municipal authorities.