



**CUSHMAN &
WAKEFIELD**



**Pyramid Brokerage
Company**

**13 AIRLINE DRIVE
ALBANY, NY 12205**



FOR SALE

27,000± SF

EXCLUSIVE CONTACT

Michael Struzzi

Real Estate Salesperson

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Peter W. Struzzi, SIOR

President

Real Estate Broker

+1 518 229 6795 (mobile)

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**CLASS A OFFICE
BUILDING**

**40 British American Blvd
Latham, New York 12110**

+1 518 489 9199

pyramidbrokerage.com

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FOR SALE

OFFICE/DEVELOPMENT OPPORTUNITY

Property Highlights

- Class A Office Building
- Situated On 9.47 Acre Parcel
- Located In A Highly Desirable Location Near Albany International Airport and Christan Brothers Academy
- Large Parcel Allows For Further Office Expansion Or Redevelopment
- Building Is Mostly Built Out as Class A Office Space with Roughly 25% Raw, Unfinished Space
- Property Is Serviced By A CDTA Line At The Southern End Of The Parking Lot
- Aux Generator on Site

Demographic	1 Mile	3 Miles	5 Miles
Population	2,726	38,701	127,124
Households	1,052	16,701	51,517
Average H.H. Income	\$116,708	\$120,208	\$119,652
Daytime Employees	3,231	59,648	125,299
Source: ESRI			

Traffic Counts

Watervliet Shaker Rd	11,078 AADT
Source:	NYS DOT

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9.47 ACRES NEAR ALBANY AIRPORT

Property Highlights

Address	13 Airline Dr, Albany NY 12205	Fire Protection	Wet Sprinkler System
Year Built	1998	Security	Key Fob
Total Building SF	27,000	Zoning	COR
Construction	Masonry & Steel	Floors	Single Story
Land Area	9.47± acres	Occupancy	Single or Multi Tenant
Clear Height	12' to Bottom of Joists	HVAC	Gas Fired Roof Mounted HVAC
Parking	5.75/1000 SF	Utility Providers	Public Water & Sewer National Grid Electric & Gas
Est Real Estate Taxes:	\$80,410.70 (2021)	Signage	Building & Monument
Tax ID#	30.-2-6.45	Public Transportation	Capital District Transportation Authority On Site

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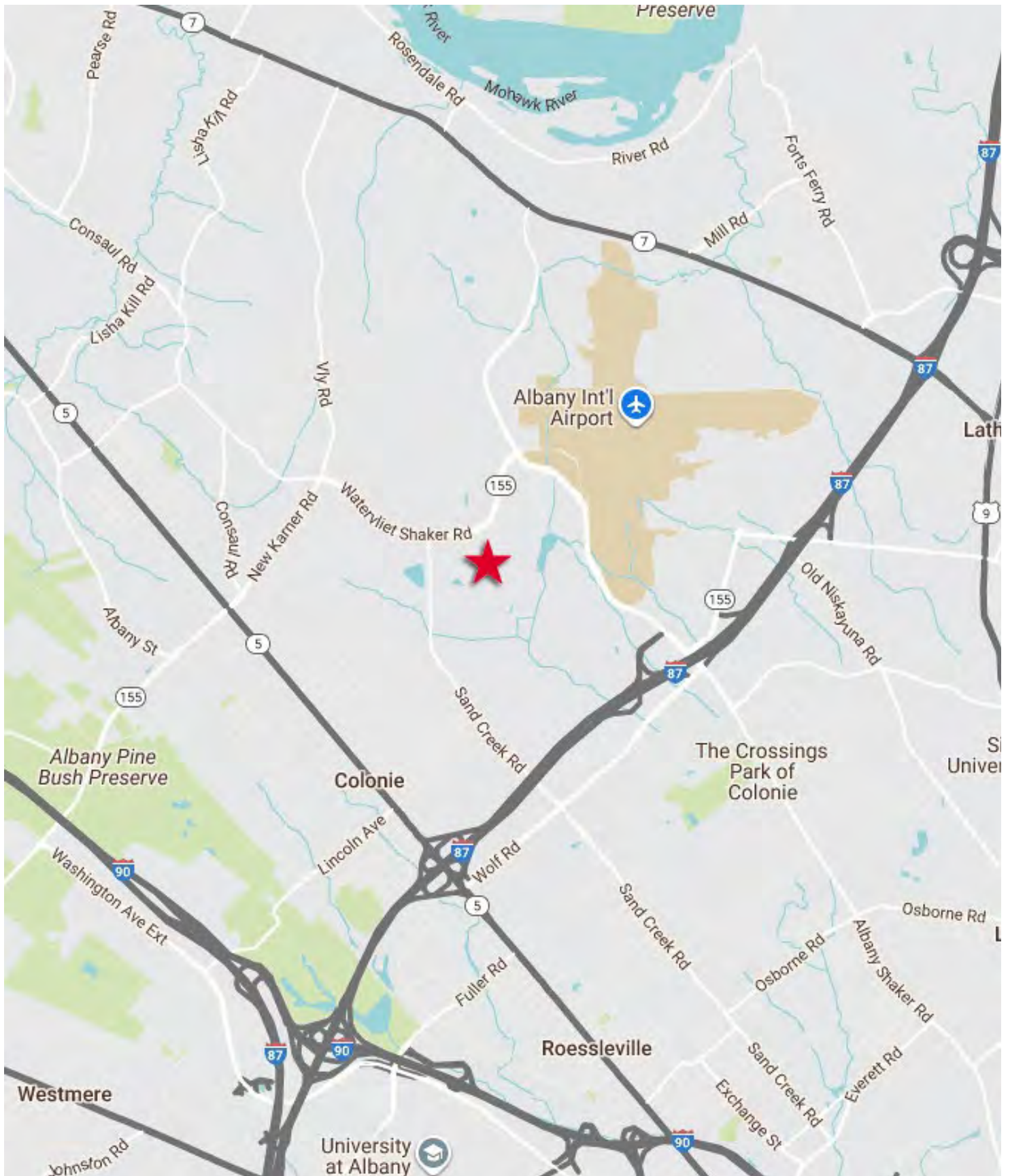


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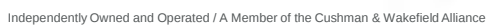


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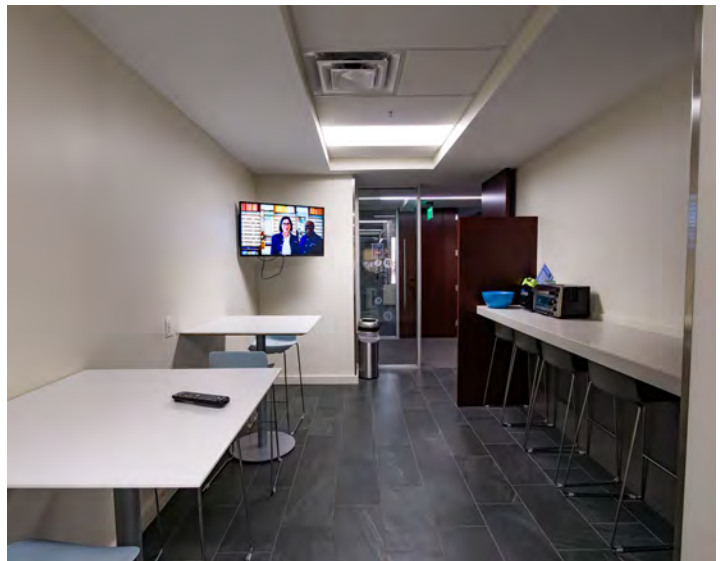
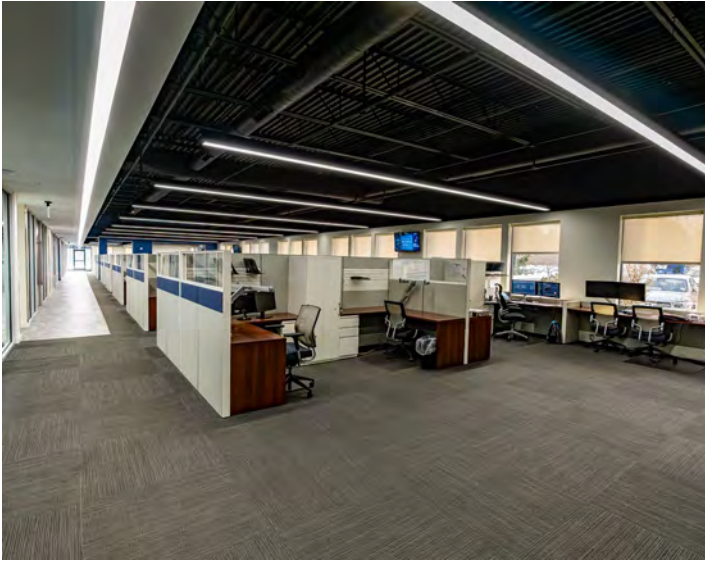


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