



FOR LEASE | **54,411 SF**
1 APOLLO DRIVE | **GLENS FALLS, NY**



PHOENIX
INVESTORS

Opportunity. Execution. Value Creation.

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PROPERTY HIGHLIGHTS



**SECLUDED
CAMPUS SETTING**



**ABUNDANT
NATURAL LIGHT**



TI ALLOWANCE



PROPERTY DETAILS

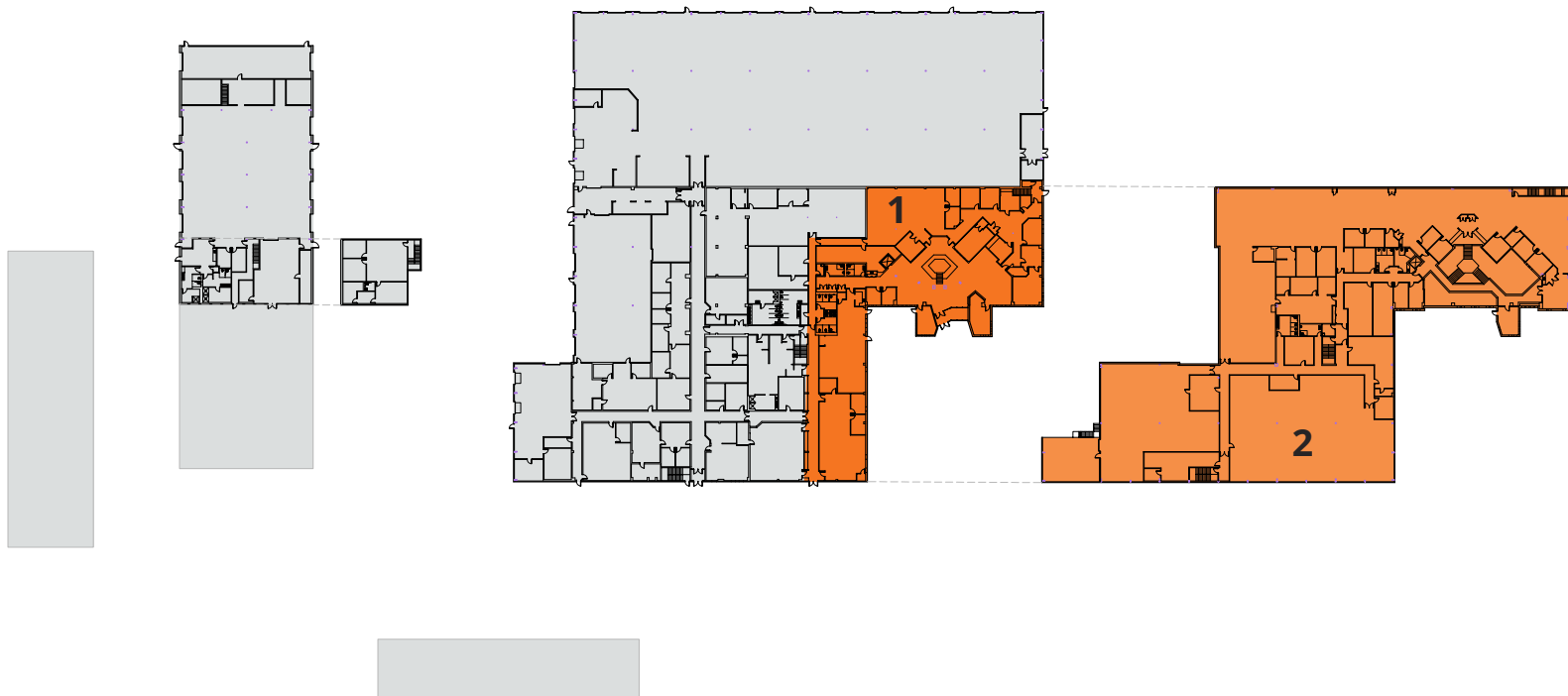
1 APOLLO DRIVE | GLENS FALLS, NY

AVAILABLE SPACE	54,411 SF
OFFICE SPACE	54,411 SF
FLOORS	2
ELEVATORS	1
ROOF	Seamless Corrugated Steel
WALLS	Masonry
FLOORS	Hardwood/Carpet
YEAR BUILT	1987 - Renovated 1993
SPRINKLERS	100% Wet
LIGHTING	Fluorescent
PARKING	325+ Surface spaces
LAND AREA	26.61 Acres
ZONING	LI: Light Industrial
PARCEL ID	520500-303-014-0001-033-000-0000
OPEX ESTIMATE	\$1.94/SF

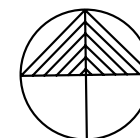


FLOOR PLAN

1 APOLLO DRIVE | GLENS FALLS, NY



NUMBER	SPACE DESIGNATION	SQUARE FEET
1	MAIN BUILDING FIRST FLOOR	11,749 SF
2	MAIN BUILDING SECOND FLOOR	42,662 SF
TOTAL		54,411 SF

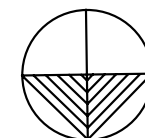


FLOOR PLAN

1 APOLLO DRIVE | GLENS FALLS, NY



NUMBER	SPACE DESIGNATION	SQUARE FEET
1	AVAILABLE	2,075 SF
2	AVAILABLE	1,827 SF
3	AVAILABLE	277 SF
4	AVAILABLE	271 SF
5	AVAILABLE	396 SF
6	AVAILABLE	6,903 SF
TOTAL		11,749 SF



LOCATION MAP

1 APOLLO DRIVE | GLENS FALLS, NY



NY-32	1.7 MILES
FLOYD BENNET AIRPORT	3 MILES
I-87	5 MILES
MONTREAL	174 MILES
NEW YORK CITY	203 MILES
BOSTON	207 MILES

MAJOR EMPLOYERS

CR BARD
ANGIODYNAMICS/NAVILYST
FINCH PAPER

