

**FACT SHEET
1 AVIS DRIVE
LATHAM, NEW YORK
RARE SMALL SINGLE TENANT WAREHOUSE BUILDING
NOW AVAILABLE FOR LEASE
COLONIE, NEW YORK 12205**

BUILDING DESCRIPTION:4,800 SQUARE FOOT FREESTANDING METAL BUILDING CONVENIENTLY LOCATED ON THE CORNER OF AVIS DRIVE & WADE ROAD ON 0.4 OF AN ACRE. PARKING ON BOTH SIDES OF BUILDING. THE WAREHOUSE PORTION IS 4,000 SQUARE FEET & THE OFFICE/SHOWROOM IS ABOUT 800 SQUARE FEET BUILDING.

THE BUILDING HAS BEEN HOME TO THE PITTSBURGH PAINT AND COATINGS COMPANY FOR OVER 20 YEARS FOR RETAIL & COMMERCIAL PAINT SALES.

WAREHOUSE SPACE HAS AN OVERHEAD DRIVE IN DOOR.

CURRENT OPERATING EXPENSES:		BLDG TOTALS
SCHOOL TAX	SEPT 2025	\$ 6,824
PROPERTY TAX	JAN 2025	3,279
PROPERTY INSURANCE	AUG 2025	2,353
WATER & SEWER-EST/USAGE		510
SNOW REMOVAL-EST/VARIES W WEATHER		1,000
TOTAL		<u>\$ 13,966</u>

ESTIMATED COMMON AREA MAINTENANCE PER FOOT	<u>\$2.91/SF</u>
ASKING PRICE PER SQUARE FOOT	<u>\$12.00</u>
TOTAL PROJECTED COST W/O UTILITIES	<u>\$14.91/SF</u>

**LICENSED REAL ESTATE BROKERS PROTECTED
FOR ADDITIONAL INFORMATION CONTACT OWNER:**

ELLIOTT JAY ROSEN

CENTRAL & STATE PROPERTIES, LLC

CELL-518-428-1943EMAIL: EROSEN@TRGCOS.COM

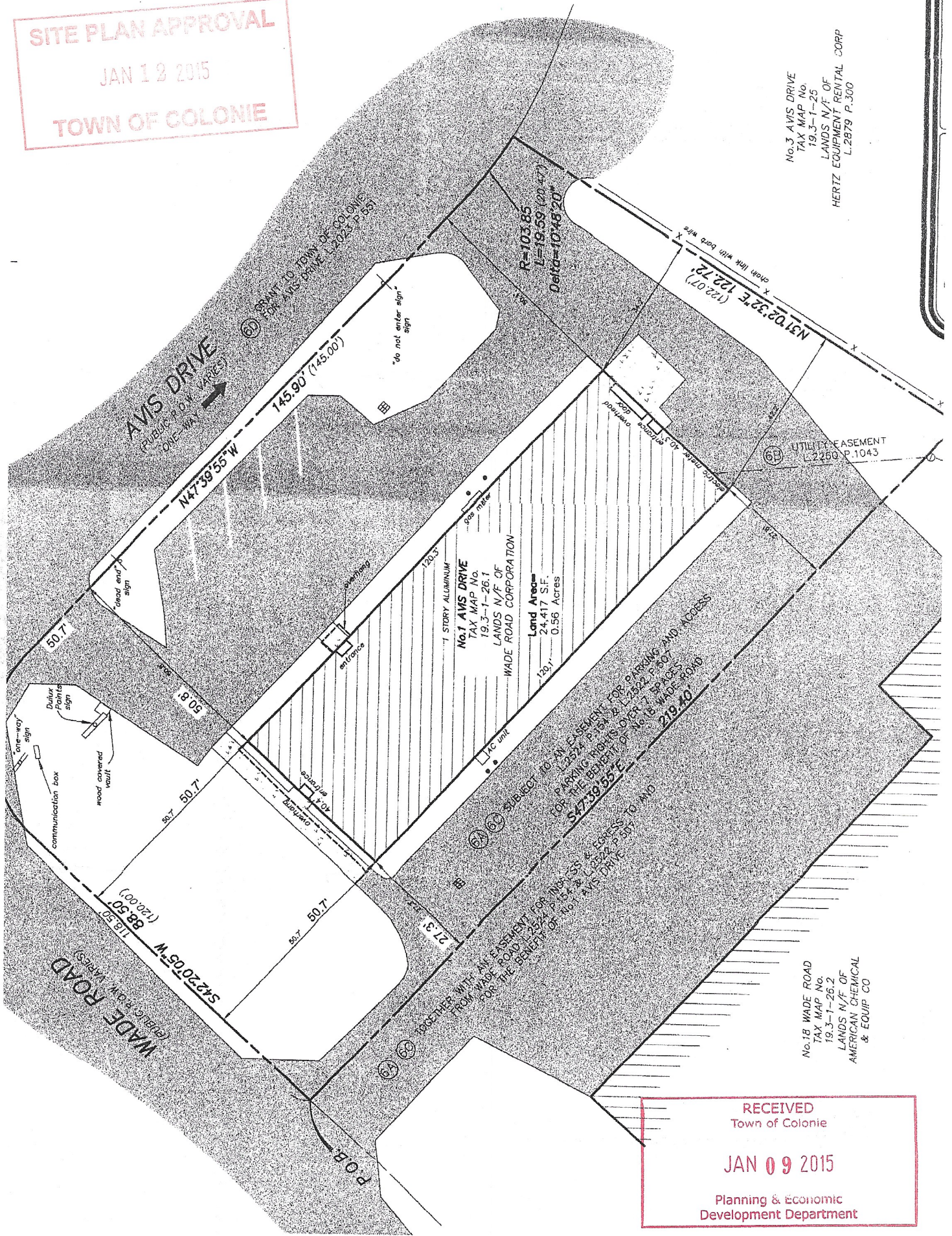


PPG Paints



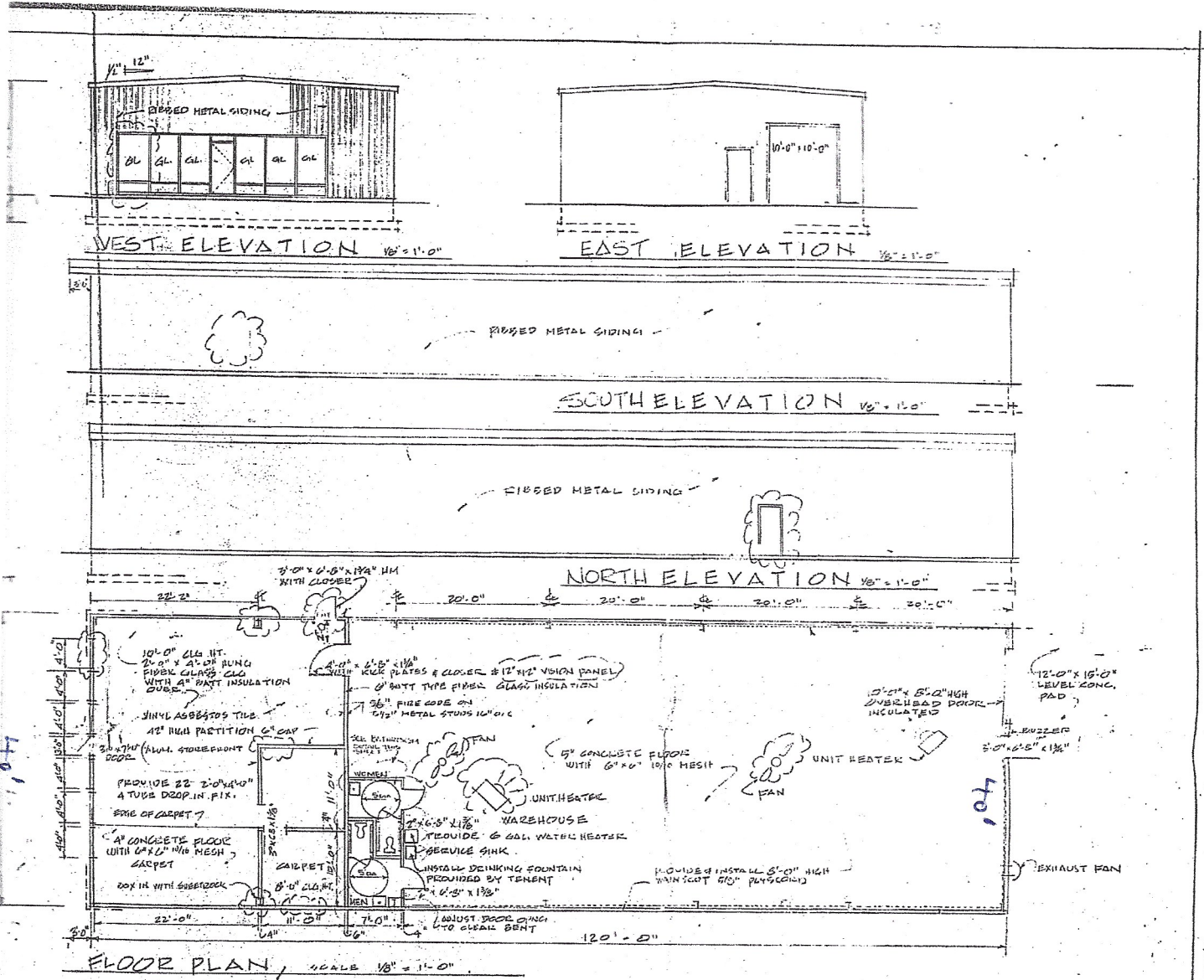
SITE PLAN APPROVAL
JAN 12 2015
TOWN OF COLONIE

No.3 AVIS DRIVE
 TAX MAP No.
 19.3-1-25
 LANDS N/F OF
 HERTZ EQUIPMENT RENTAL CORP
 L.2879 P.300



No.18 WADE ROAD
 TAX MAP No.
 19.3-1-26.2
 LANDS N/F OF
 AMERICAN CHEMICAL
 & EQUIP CO

RECEIVED
 Town of Colonie
JAN 09 2015
 Planning & Economic
 Development Department



PLUMBING WORK

- 1) ALL DRAINS, WATER AND VENT LINES
- 2) ALL HOT AND COLD WATER LINES
- 3) PLUMBING FIXTURES
 - A) TWO (2) WATER CLOSETS
 - B) ONE (1) SINK
 - C) ONE (1) SINK
 - D) ONE (1) SINK
- 4) OPEN FRONT SEATS
- 5) WALL HUNG LAVATORIES WITH FADGETS
- 6) ONE (1) ELECTRIC HOT WATER HEATER
- 7) ONE (1) ELECTRIC WATER HEATER
- 8) ONE (1) SINK
- 9) ONE (1) SINK

GENERAL CONTRACTOR

- 1) ALL WALLS OF RETAIL AREA SHEETROCK PAINTED
- 2) PROVIDE CLOSERS FOR ALL BATHROOM'S EQUIPMENT ROOM DOORS
- 3) WEATHERSTRIP ALL EXTERIOR DOORS
- 4) ALL WORK SHALL BE IN ACCORDANCE WITH NYS ENERGY CODE

HVAC

- 1) RETAIL AREA
 - A) WORK ON FURNACE ROOMS, ST. COMPLETE WITH GAS, PIPE, SMOKE TUBE, AND CHIMNEY
 - B) THREE TON AIR CONDITIONER
 - C) NIGHT SETBACK CONTROL
 - D) INSULATED DUCTWORK WITH RESISTOR AND RETURN
 - E) CONDENSATE DRAIN
- 2) WAREHOUSE
 - A) TWO (2) 125,000 BTU GAS FLOOR UNIT HEATERS
 - B) COMPLETE WITH GAS PIPE, SMOKE PIPE, AND CHIMNEYS
 - C) NIGHT SETBACK CONTROL
- 3) PROVIDE FIRE DAMPERS WHERE RETURN OR SUPPLY DUCTS GO THROUGH FIRE WALL

- 1) PROVIDE 1) DUPLEX OUTLETS AS INDICATED OR REQUIRED
- 2) PROVIDE DEDICATED LINE TO CASH REG.
- 3) PROVIDE SIGN CIRCUIT WITH TIME CLOCK
- 4) MISCELLANEOUS WIRING
- 5) EXTERIOR DOOR
- 6) EXTERIOR DOOR
- 7) EXTERIOR DOOR

ELECTRIC WORK

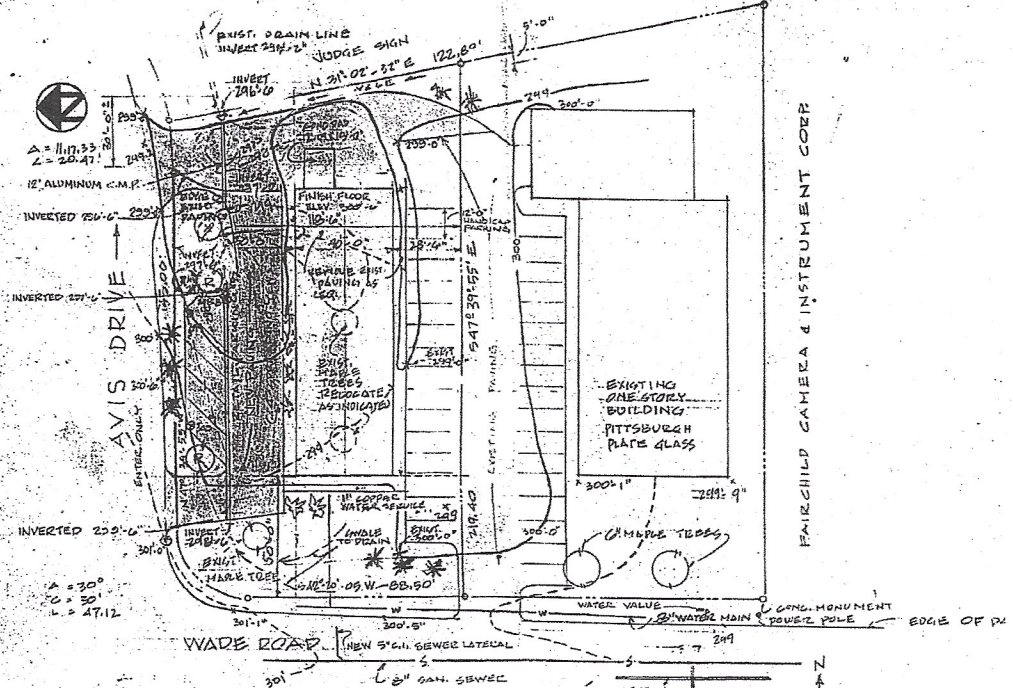
- ELECTRIC WORK TO BE PERFORMED BY LICENSED WITH THE STATE OF NEW YORK AND ALL STATE AND LOCAL REGULATIONS, ORDINANCES, AND CODES.
- GENERAL LIGHTING
 - 1) 300 AMP THREE PHASE SERVICE
 - 2) BATTERY BACKUP TYPE REFRIG. ENTRANCE PANEL
 - 3) 40 AMP CIRCUIT
 - 4) WIRING PANELS
 - 5) OFFICE AND BATH AREA
 - A) SINGLE POLE SWITCHES AS INDICATED
 - B) RECEPTACLES AS INDICATED
 - 6) SWITCHES AS INDICATED
 - 7) RECEPTACLES AS INDICATED
- LIGHTING
 - 1) OFFICE AND BATH AREA
 - A) 2x4 LUMIN. TROFFERS
 - B) 2 TONNE FAN AND LIGHT S. MECHANICALS
 - C) EXIT LIGHTS
 - D) EMERGENCY LIGHTS
 - 2) WAREHOUSE
 - A) 10' 2 LAMP HI-OUTPUT INDUSTRIAL FIXTURES
 - B) EXIT LIGHTS
 - C) EMERGENCY LIGHTS
 - 3) EXTENSION
 - A) 170 WATT HIGH PRESSURE SODIUM WITH PHOTO CELL
 - B) 100 WATT MERCURY VAPOR (LOOK TO DRAWN LIGHT WITH PHOTO CELL)

RETAIL & WAREHOUSE BUILDING
 WADE ROAD & AVIS DRIVE
 CURTIS INDUSTRIAL PARK, LATHAM, NEW YORK

DATE: NOV. 8, 1983
 REVISED JAN. 20, 1984
 REVISED MAR. 8, 1984

NO. 101
 101-01

SHEET NO. 1 OF 2



SITE INFORMATION

SITE AREA = 24,990 ±
 BUILDING AREA = 9,200 ±
 GREEN AREA = 8,000 ±
 PAVED AREA = 11,740 ±
 ZONING - COMMERCIAL H

% OF SITE BLDG. AREA = 36%
 % OF SITE GREEN AREA = 32%
 % OF SITE PAVED AREA = 47%
 SITE IS SERVED BY TOWN SEWER & WATER.
 MAINTAIN EXIST. DRAINAGE PATTERN.

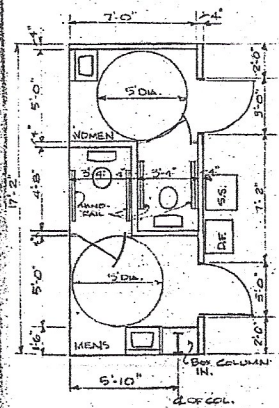
SITE PLAN

SCALE 1" = 30' - 0"

- CODE**
- NEW FINISHED GRADE
 - EXISTING GRADES
 - x EXISTING GRADES
 - ⌘ 5'-0" AUSTRIAN PINE
 - ⌘ 2'-2" SPREADING YEW
 - ⊕ EXISTING MAPLE TREE RELOCATED
 - ▬ NEW PAVING
 - ⊗ 2 1/2" CAL. MAPLE TREE

GENERAL NOTE

TENANT SHALL MAKE SEPERATE APPLICATION FOR SIGN PERMIT. LOCATION SHALL CONFORM TOWN OF COLONIE SIGN ORDINANCE. TENANT SHALL BE RESPONSIBLE FOR PERMITS AS REQUIRED.



BATHROOM DETAIL SCALE 1/8" = 1'-0"

PPS

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 LATHAM, NEW YORK 12110