

14,400 SF
INDUSTRIAL / FLEX BUILDING

FOR SALE

64 RAILROAD AVENUE, ALBANY, NY 12205



**FLEXIBLE LOAD
CONFIGURATION &
YARD STORAGE**



**UNDER 1/2 MILE
TO I-87 & I-90**



**ALONG DESIRABLE
INDUSTRIAL
CORRIDOR**



**STANDARD BROKERAGE
COMPANY**
4 Executive Park Drive
Albany, NY 12203
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PROPERTY OVERVIEW

Building Type	Wood and Stucco
Roof	Rubber
Built	1969
Total Building Size	14,400 SF
Lot Size	0.83 Acres
Sale Price	\$1,650,000
Real Estate Taxes	\$19,727
Loading	2 Docks & 1 OHD
Parking	20 Spaces
Ceiling Heights	20'
Column Spacing	20'x30'
Lighting	LED
Electrical	3 Phase
Utilities (Gas & Electric)	National Grid
Water and Sewer	Municipal
Zoning	Industrial, Town of Guilderland
Delivery	Negotiable



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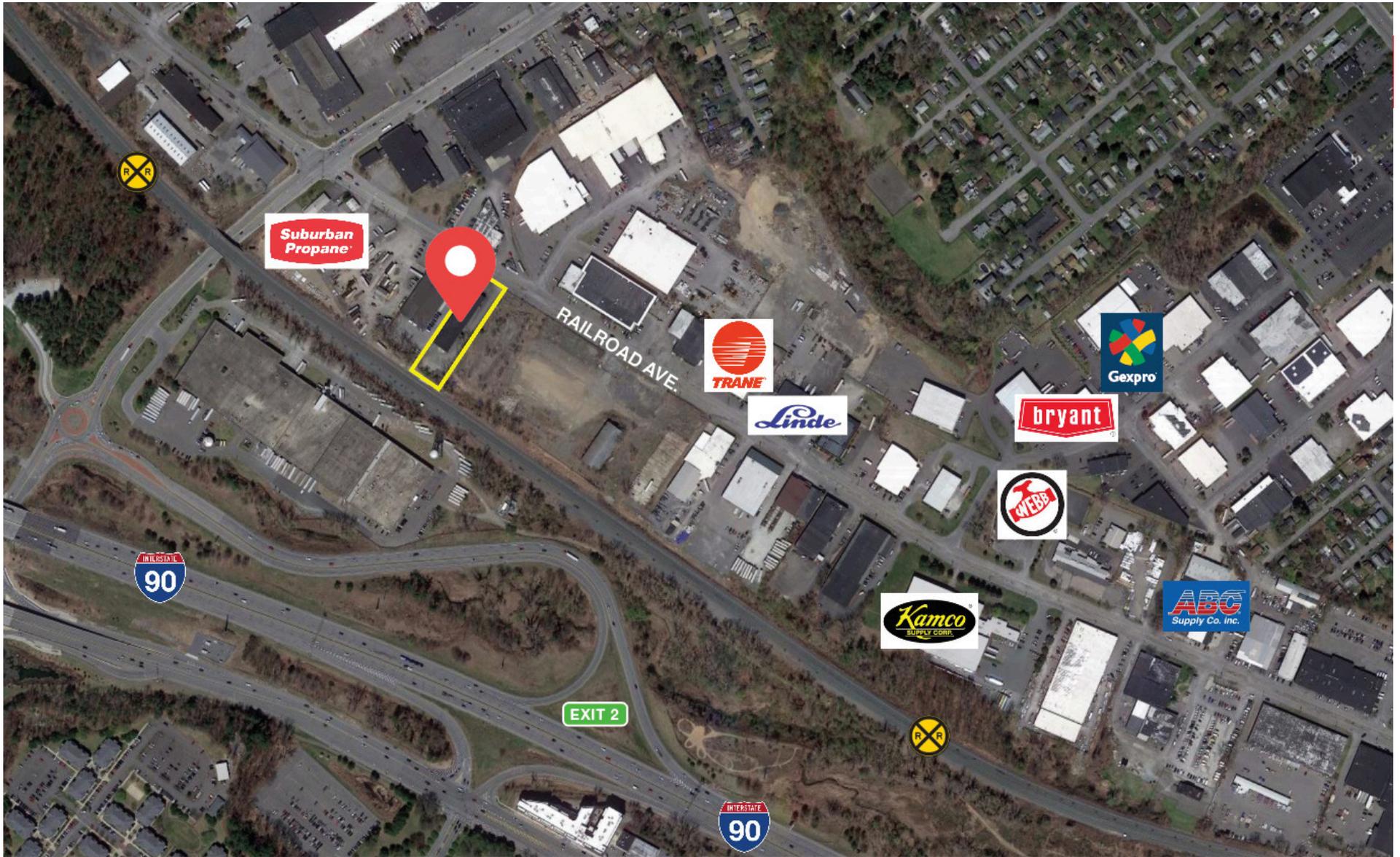


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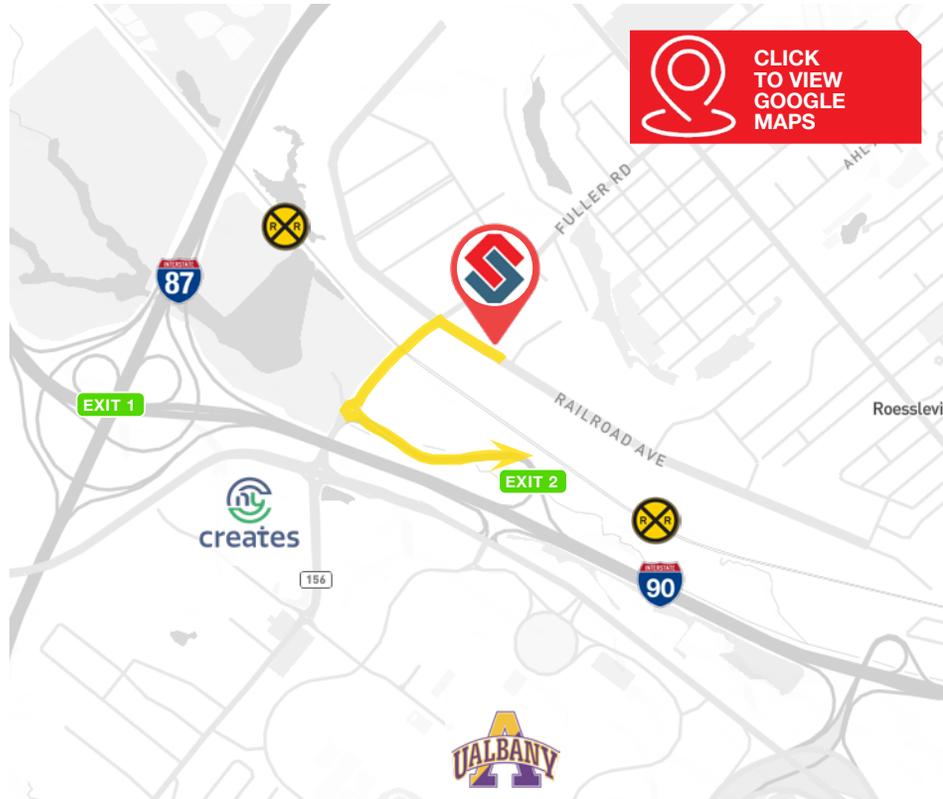
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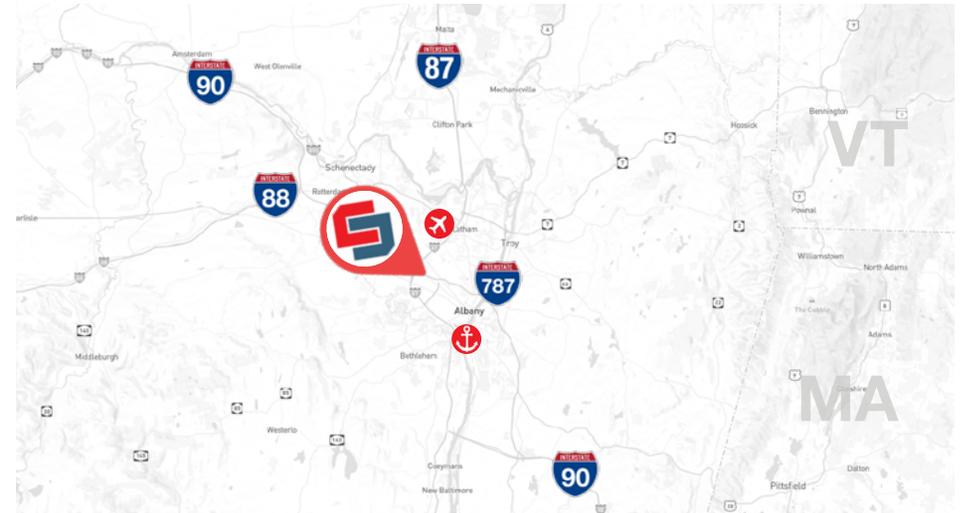
HIGHWAY ACCESS



Downtown Albany	±6.5 miles
Albany International Airport	±5 miles
I-90 (exit 2)	Immediate Access
I-90/I-87 Interchange	±1 mile

The information contained herein has been given to us by the owner of the property or by other sources we deem reliable; we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

CAPITAL REGION



4 HOUR DRIVE TIME



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