

UP TO 60,000 SF

LIGHT INDUSTRIAL NEW CONSTRUCTION

FOR LEASE

1381 RIVER ROAD, SELKIRK, NY 12207



8 DOCKS,
2 OHD



1.7 ACRE FENCED
STORAGE YARD



AVAILABLE
SUMMER 2026



Representative picture of neighboring building within the park.



STANDBROKERAGE
COMPANY
4 Executive Park Drive
Albany, NY 12203
standardbrokerageco.com

TYLER CULBERSON, SIOR
President & Principal Broker
M: (518) 857-0586
O: (518) 618-0590, ext. 402
E: tculberson@standardbrokerageco.com

SHAUN MCDONNELL
Licensed Real Estate Salesperson
M: (203) 209-5095
O: (518) 618-0590, ext. 403
E: smcdonnell@standardbrokerageco.com

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PROPERTY OVERVIEW

Site plan approved light industrial building with high visibility and immediate accessibility from 87. Construction to commence Fall 2025 for Summer 2026 delivery allowing for build to suit configuration.

Construction	PEMB
Roof	Metal
Building Size	60,000 SF
Available Space	60,000 SF (Can be demised to 20,000 or 40,000 SF suites.)
Office Space	BTS
Lease Rate	Negotiable
Delivery	Summer 2026
Loading	8 Docks and 2 OHDs
Outdoor Storage	1.70 of Fenced In Storage Yard
Parking	60 Spaces
Lighting	LED
Electrical	3 Phase
Sprinkler	Wet
Utilities (Electric & Gas)	National Grid
Water	Municipal
Sewer	Private Septic
Zoning	Mixed Economic Development District, Town of Selkirk



Representative picture of neighboring building within the park.

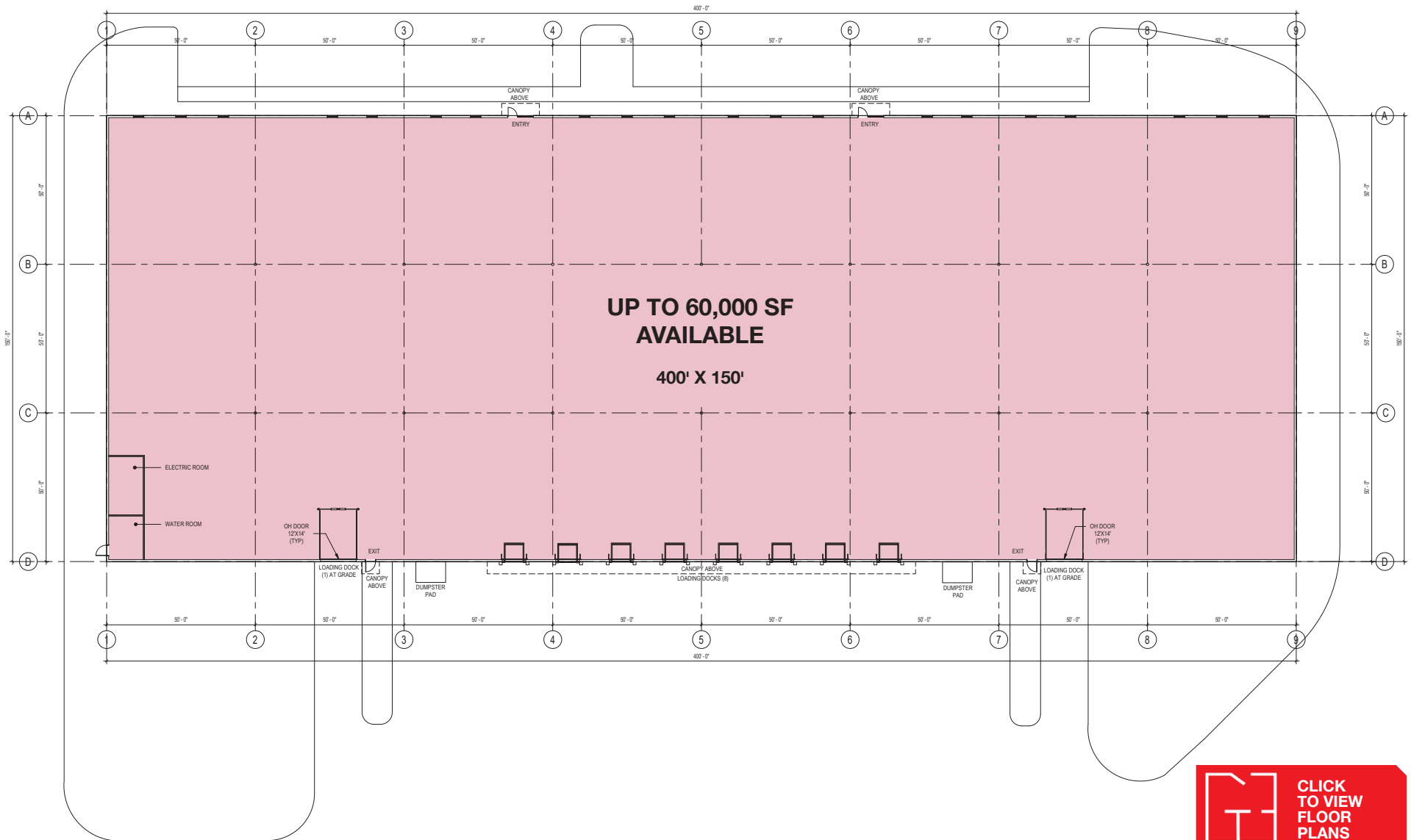


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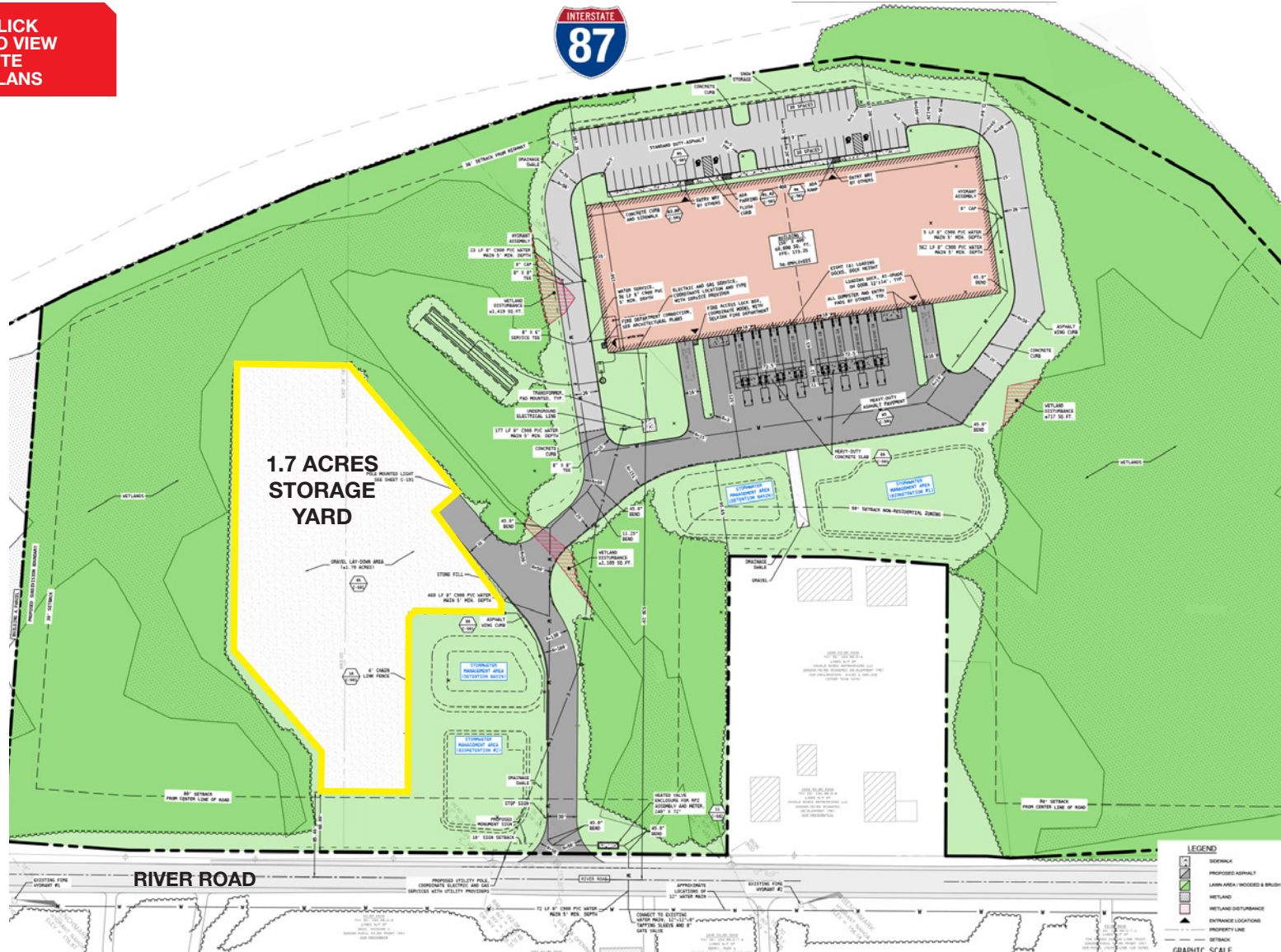


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EXIT 22
UNDER
0.5 MI.



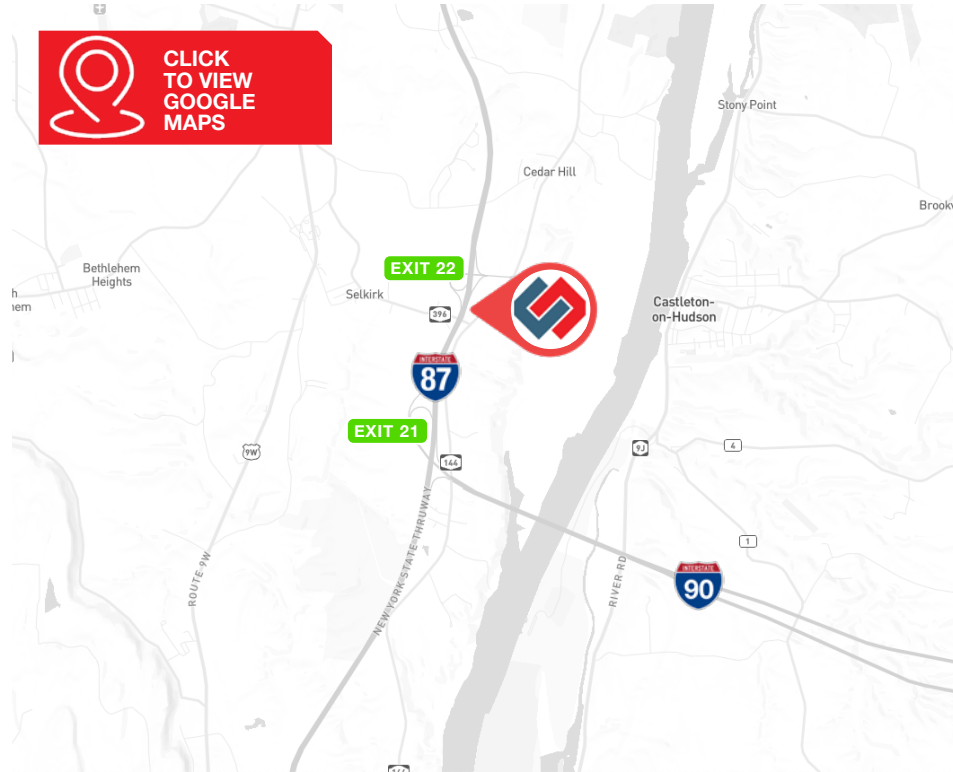
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HIGHWAY ACCESS



Downtown Albany	±9 miles
I-87 (exit 22) & I-90 Berkshire Spur	Under 0.5 mile
Port of Albany	±7 miles
Albany International Airport	±20 miles

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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