

# 38,995 SF

WAREHOUSE/DISTRIBUTION SPACE

## FOR LEASE

30B POST ROAD, COLONIE, NY 12205



2 LARGE OHDS  
& 6 DOCKS



PROXIMATE TO  
I-87 AND I-90



JUNE 2025  
DELIVERY



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

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 **ROSENBLUM**  
BETTER SPACES

**INTRODUCTION:**

## Property Overview

Spaces can be leased individually or combined for a single tenant. Large truck court and additional parking on the north side of the building. Existing office and loading can be reconfigured to suit tenants needs. Class A Industrial building owned and managed by Rosenblum Companies. Rosenblum owns over 490,000 SF of industrial space within this park. Park co-tenants include: Amazon, USPS, LKQ, Spectrum, All Star Auto Parts, AirGas, Tribble's Inc., Seko Logistics, IGT, Premier Express, and Kaba Fusion (Anthem Health Supply).

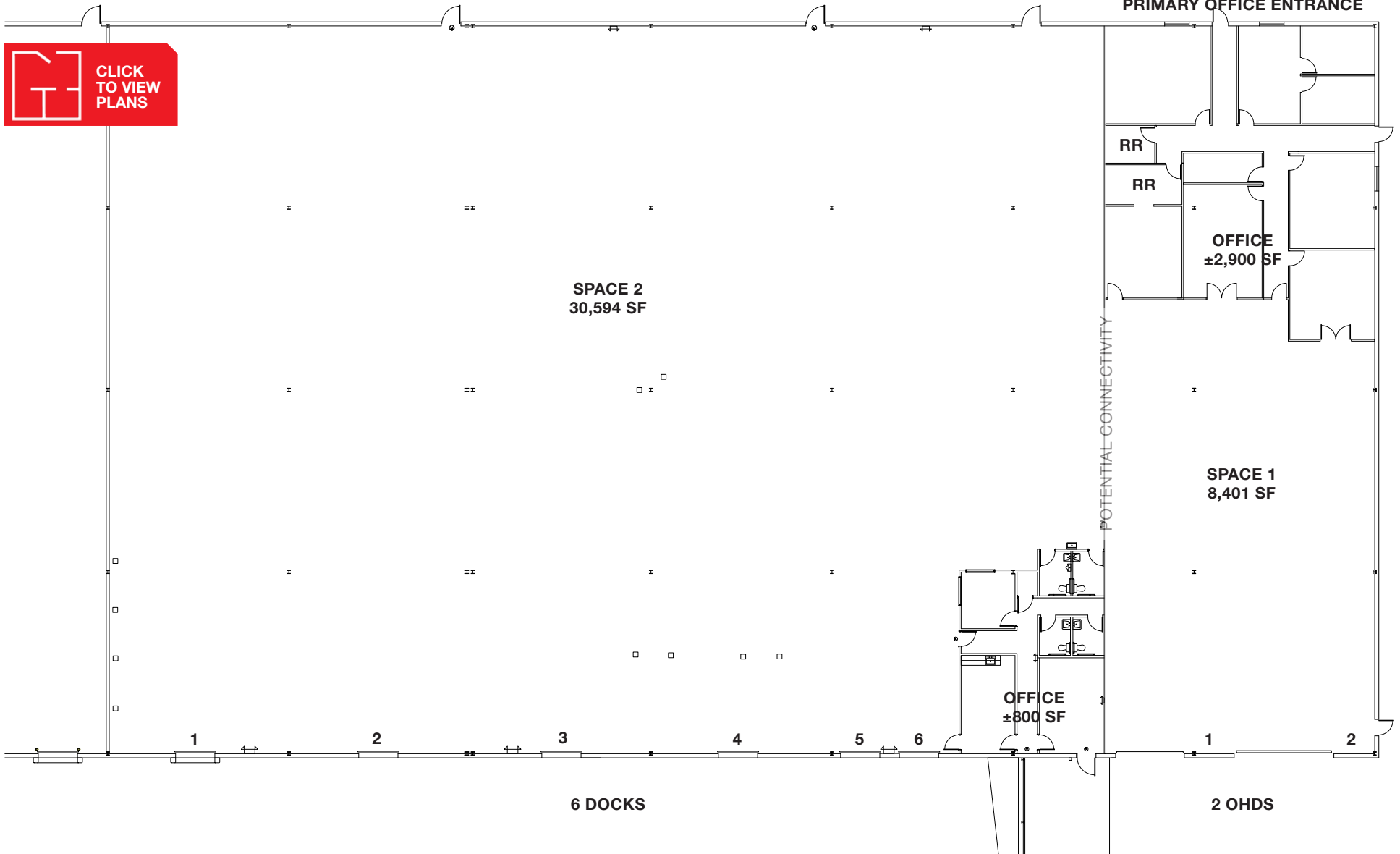


Construction	<b>Block</b>
Roof	<b>Rubber</b>
Total Building Size	<b>55,600 SF</b>
Available Space 1	<b>8,401 SF (±2,900 SF Office)</b>
Available Space 2	<b>30,594 SF (±800 SF Office)</b>
Lot Size	<b>9.06 Acres</b>

Lease Rate	<b>\$8.50/SF NNN</b>
Estimated NNN	<b>\$3.53/SF</b>
Delivery	<b>June 2025</b>
Loading Space 1	<b>2 OHDs (14'x16' &amp; 20'x16')</b>
Loading Space 2	<b>6 Docks</b>
Column Spacing	<b>±36'x36'</b>
Total Parking	<b>17 Passenger, 21 Passenger or Box Truck</b>
Ceiling Height	<b>28' Clear</b>

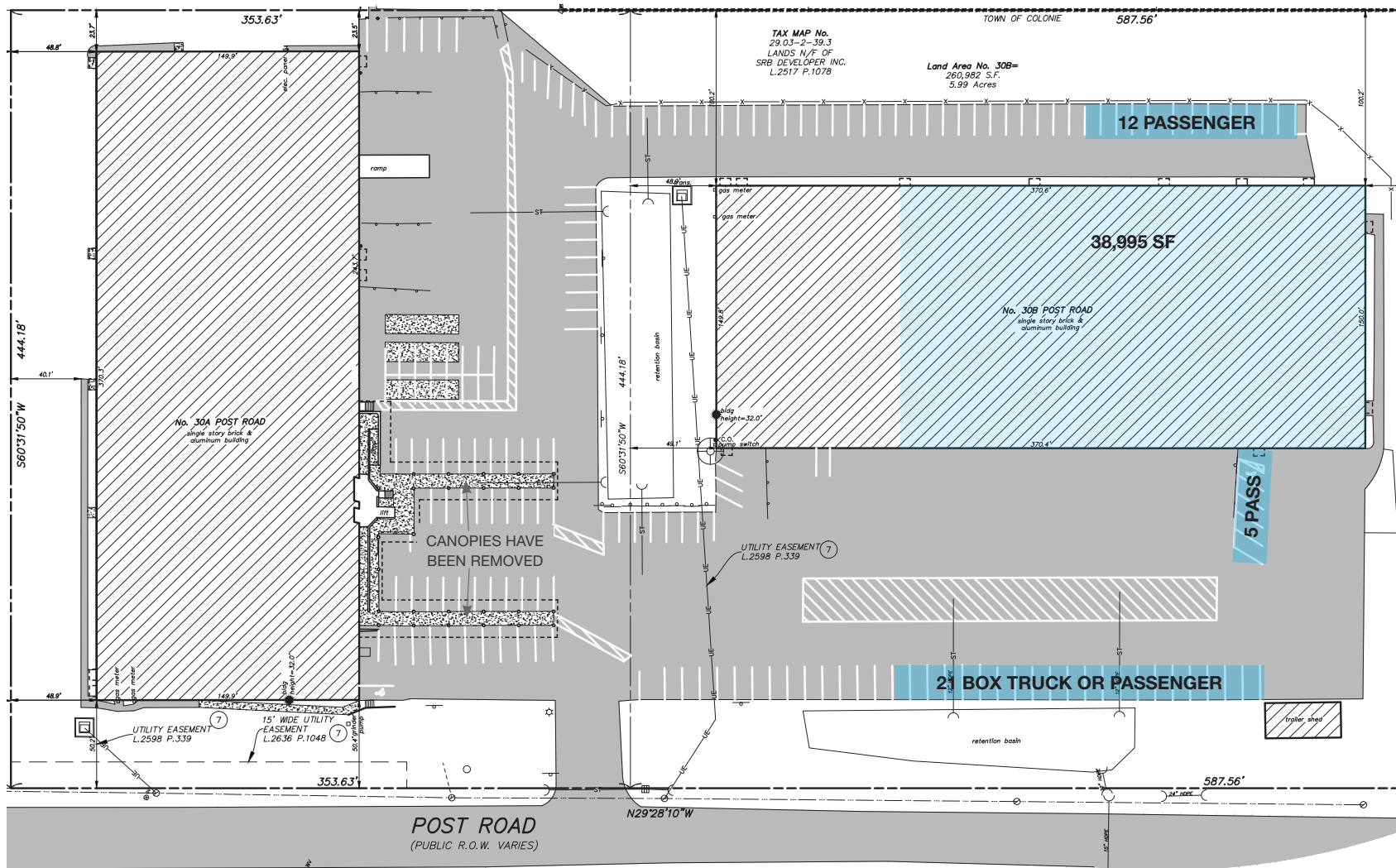
Lighting	<b>LED</b>
Sprinkler	<b>Wet</b>
Electrical	<b>3 Phase, 600 Amp</b>
Utilities (Gas & Electric)	<b>National Grid</b>
Heat	<b>GFHA</b>
Water & Sewer	<b>Municipal</b>
Zoning	<b>Industrial, Town of Colonie</b>

**FOR LEASE | 30B POST ROAD, COLONIE, NY 12205**





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**PARKING**  

**STANDARD BROKERAGE COMPANY**  
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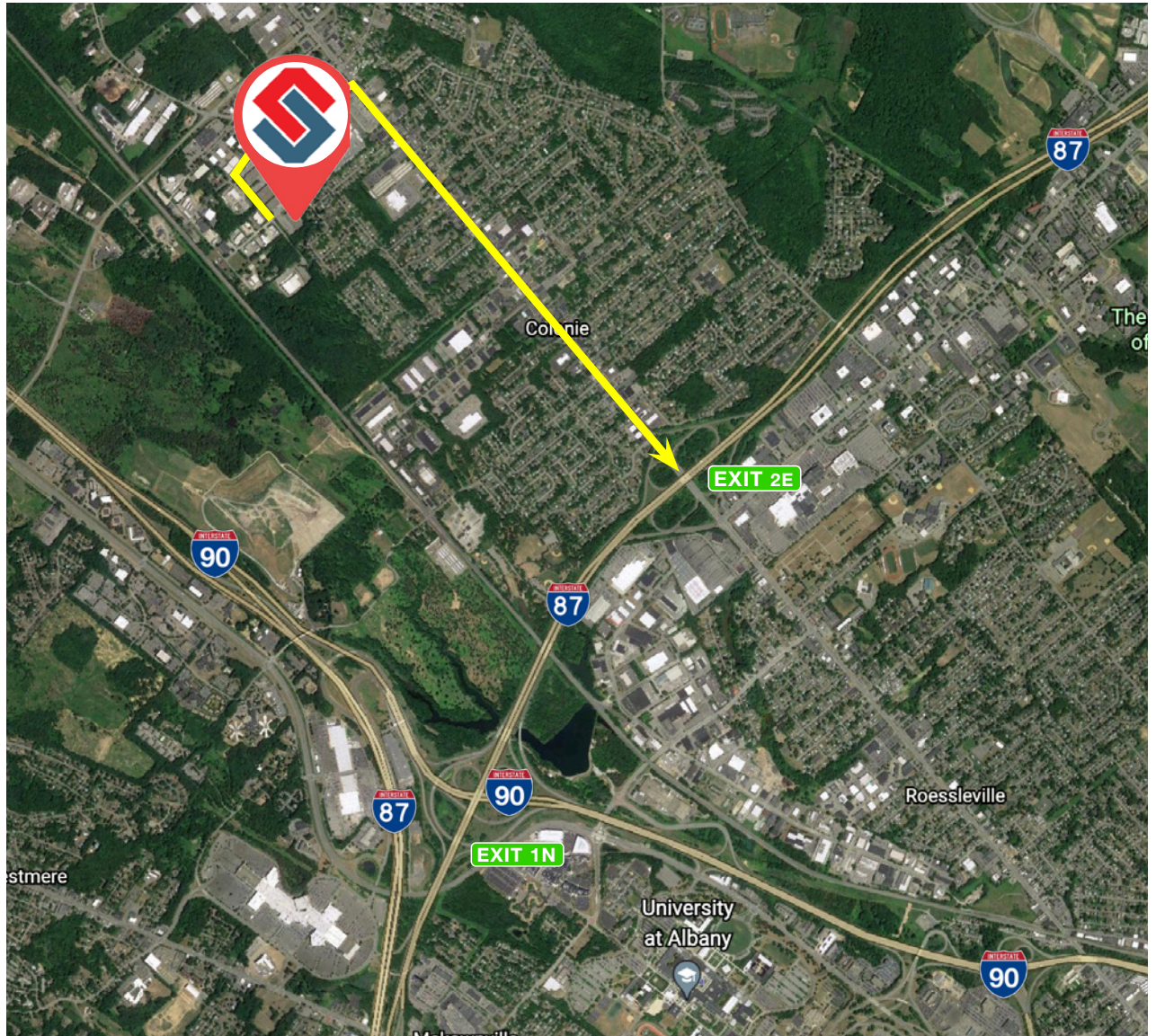
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**ROSENBLUM**  
BETTER SPACES

CONNECTIVITY:

## Excellent Access

Located off the desirable Central Avenue corridor with easy access to Interstates 87 and 90.

Downtown Albany	±8 miles
I-90 (Exit 1N)	±5 miles
I-87 (Exit 2E)	Under 3 miles
Albany International Airport	Under 4 miles



CLICK  
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MAPS



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