

UP TO 85,948 SF

INDUSTRIAL SPACE

FOR LEASE

12 ELMWOOD ROAD, MENANDS, NY 12204



7 DOCKS
& 1 OHD



UNDER 1 MILE
TO I-787



CEILING HEIGHT:
14'-24' CLEAR



STANDBROKERAGE
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PROPERTY OVERVIEW

Roof	EPDM	Ceiling Height	14'-24' clear	Water and Sewer	Municipal
Building Size	85,948 SF	Columns	Various, approx. 40'x40'±	Zoning	Industrial
Available Space	20,000 - 85,948 SF	Parking	60 spaces	Delivery	Negotiable
Lot Size	4.78 acres	Lighting	LED motion sensor		
Lease Rate	\$4.95/SF NNN	Sprinkler	Wet		
NNN	\$1.97/SF (est.)	Electrical	3 Phase 480/277, 800 AMP		
Loading	7 docks & 1 OHD	Utilities (Gas & Electric)	National Grid		

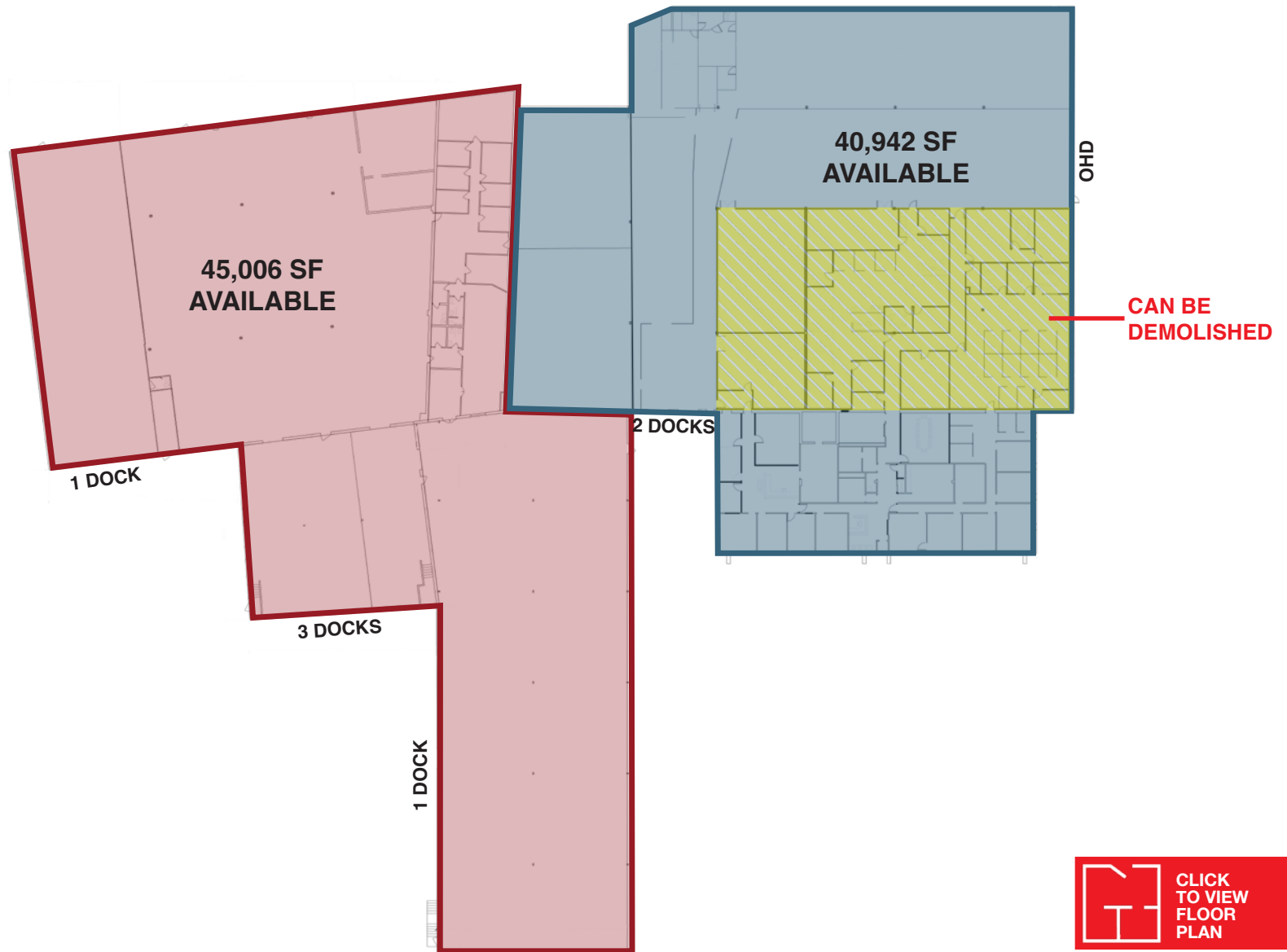


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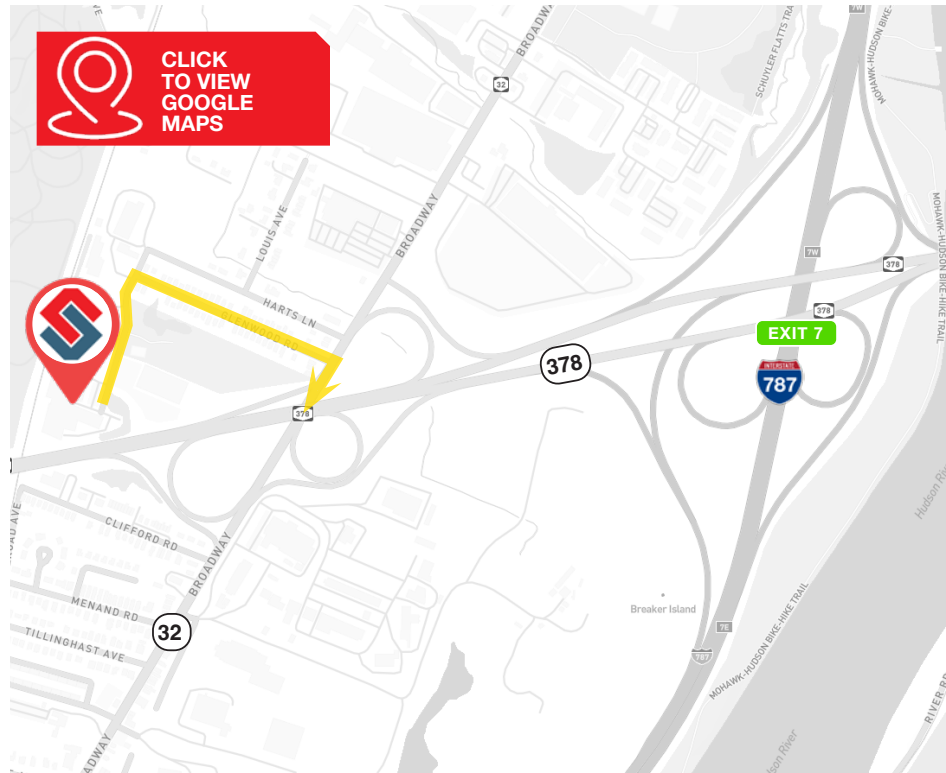
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HIGHWAY ACCESS



Albany International Airport	±6 miles
Downtown Albany	±5 miles
I-787	Under 1 mile
I-90	±3 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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