

181,300 SF

CORPORATE HEADQUARTERS / REGIONAL DISTRIBUTION CENTER

FOR SALE OR LEASE

38 CORPORATE CIRCLE, ALBANY, NY 12203



CAN BE DEMISED
TO 60,000 SF



12 DOCKS,
1 OHD



±4.0 MILES
TO I-87 & I-90
INTERCHANGE



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



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INTRODUCTION

Construction	Steel and Concrete Block
Roof	EPDM (2008)
Building Size	181,300 SF
Office	39,800 SF
Warehouse	141,500 SF (Can be demised to 60,000 SF)
Sale Price	\$21,500,000
Real Estate Taxes	\$390,544.27
Lease Rate	\$9.95/SF NNN
Lot Size	13.3 Acres
Loading	12 Docks, 1 OHD
Ceiling Height	30' Clear
Columns	36' x 36'
Parking	Approx. 253 Spaces
Frontage	1183' Corporate Circle (Corner)
Electrical	3-Phase, 2-1000 amp feeds, 2 generators
Sprinkler	Wet
Utilities	National Grid
Water and Sewer	Public
Zoning	Light Industrial
Additional Details	Landlord can deliver space vacant in sale/lease OR delivered w/ existing tenant.



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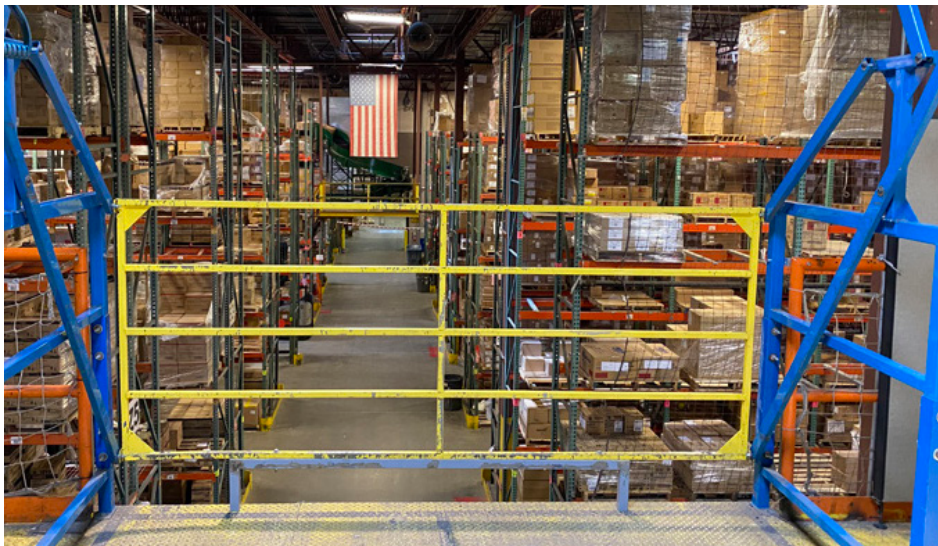
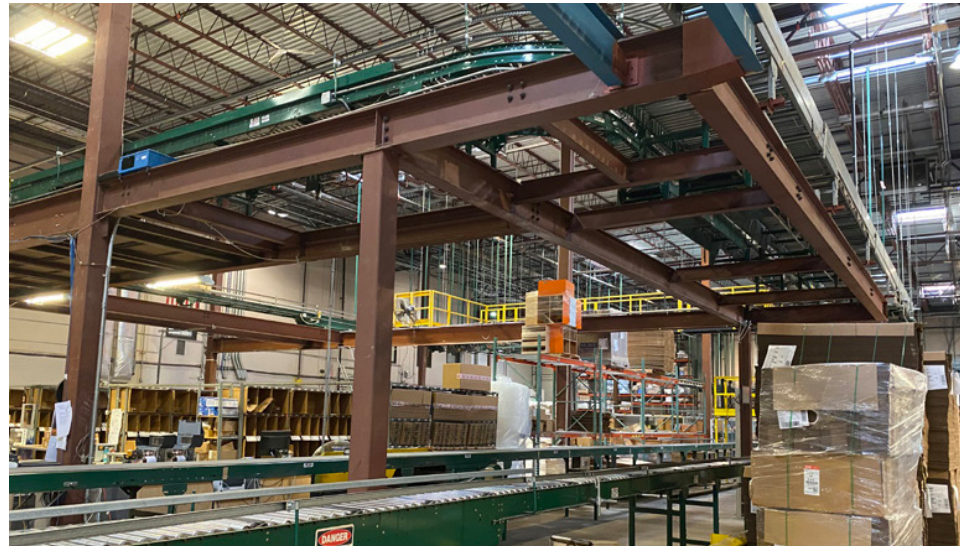
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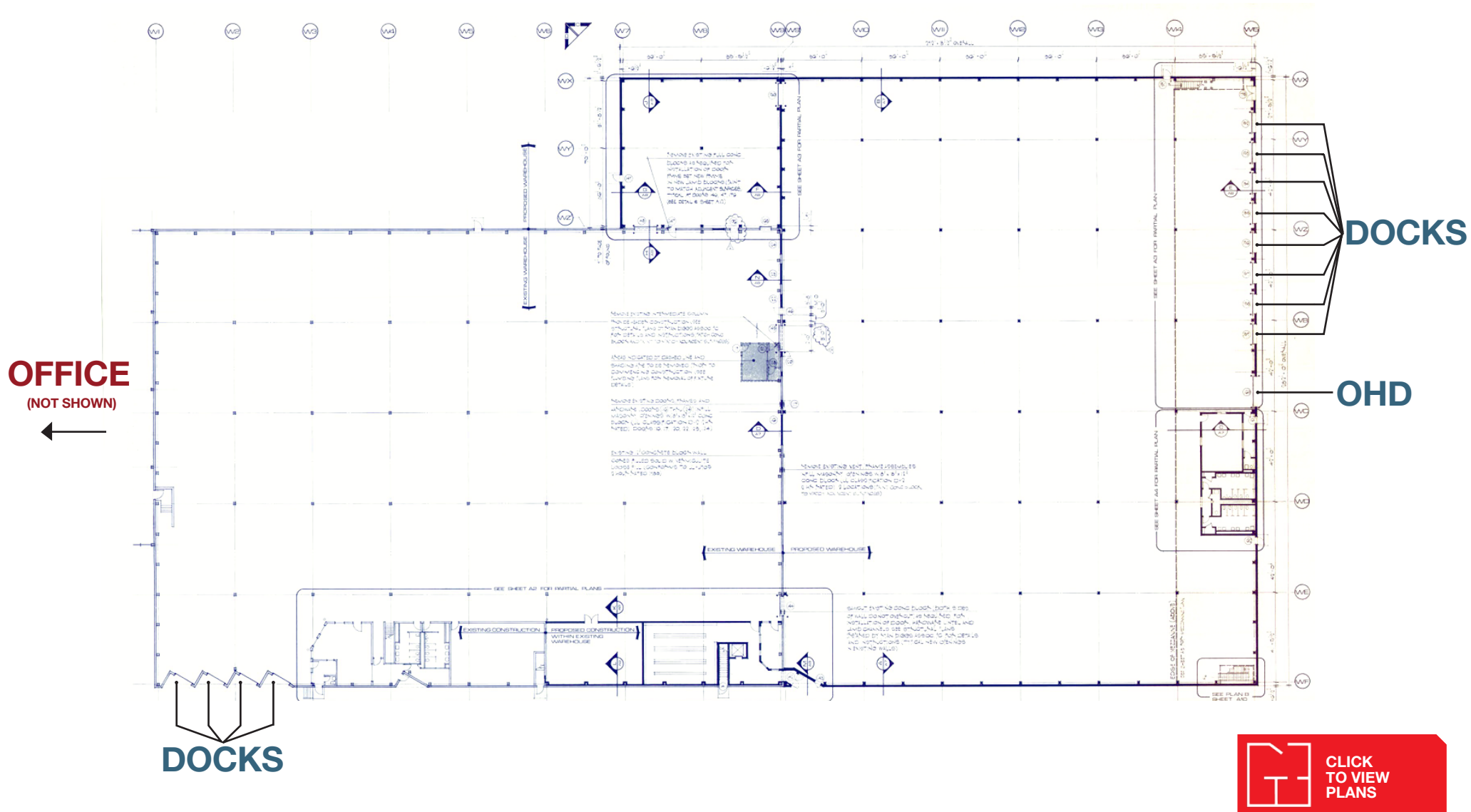
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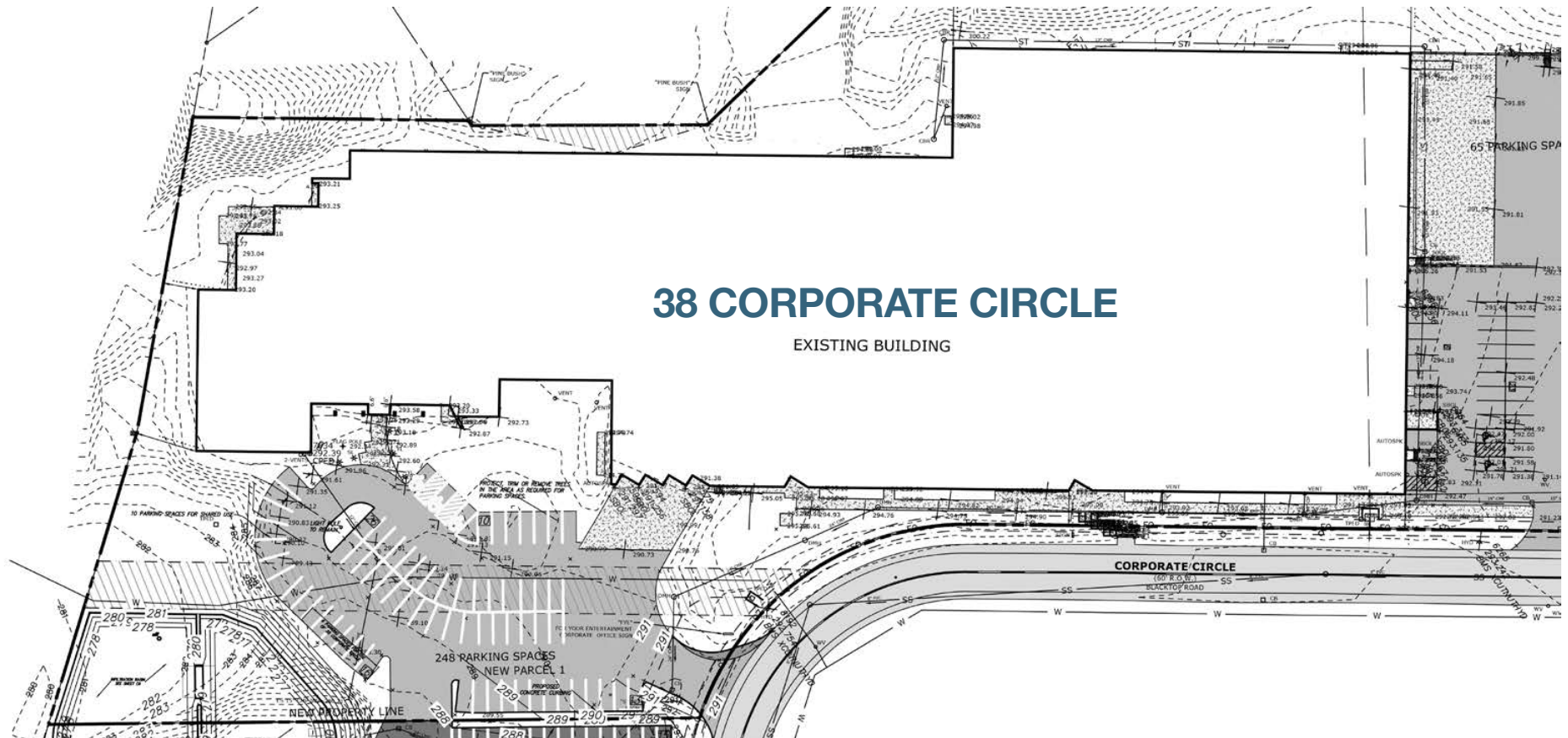
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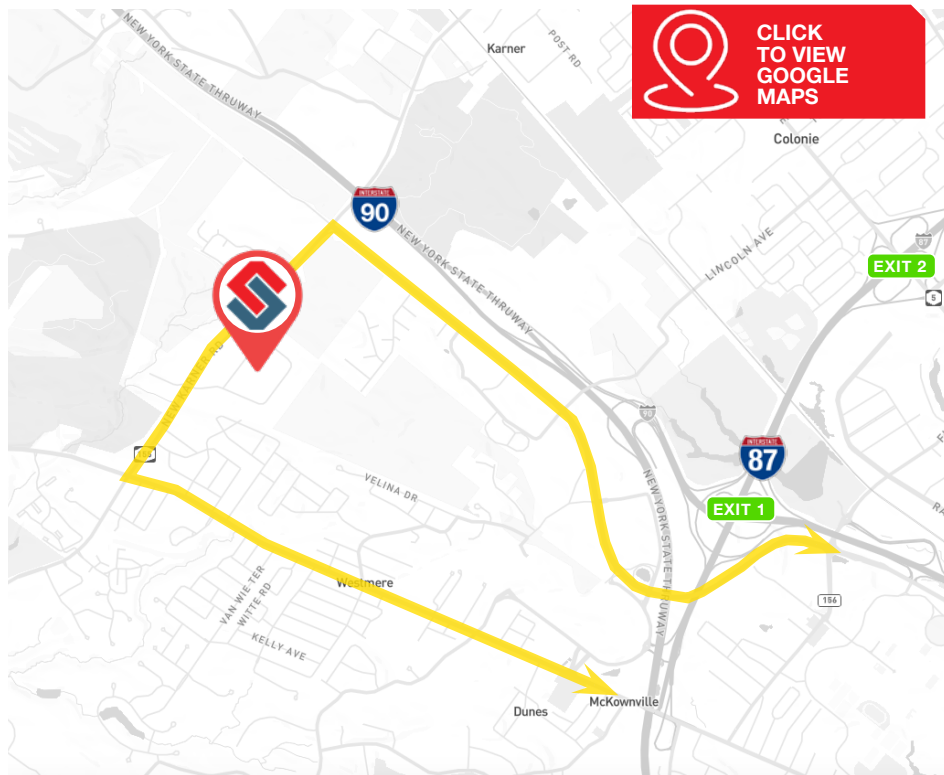


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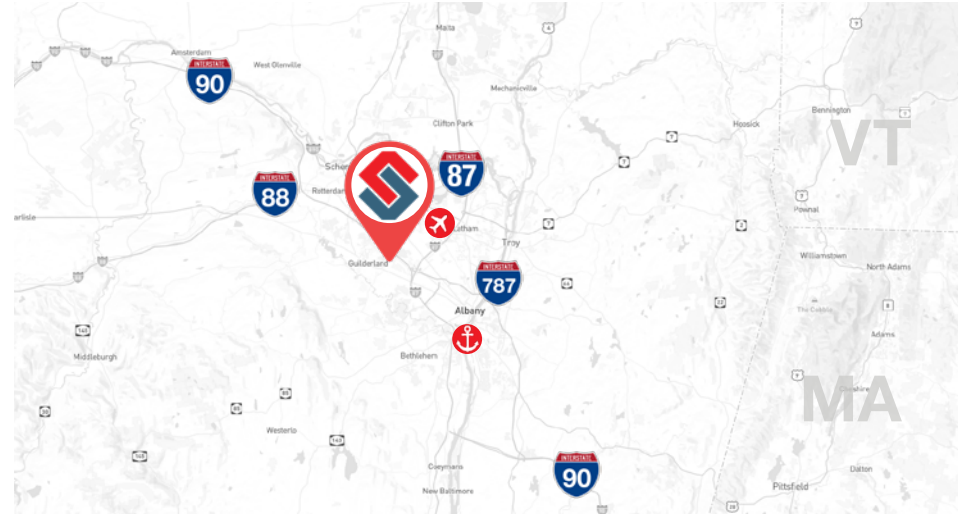
HIGHWAY ACCESS



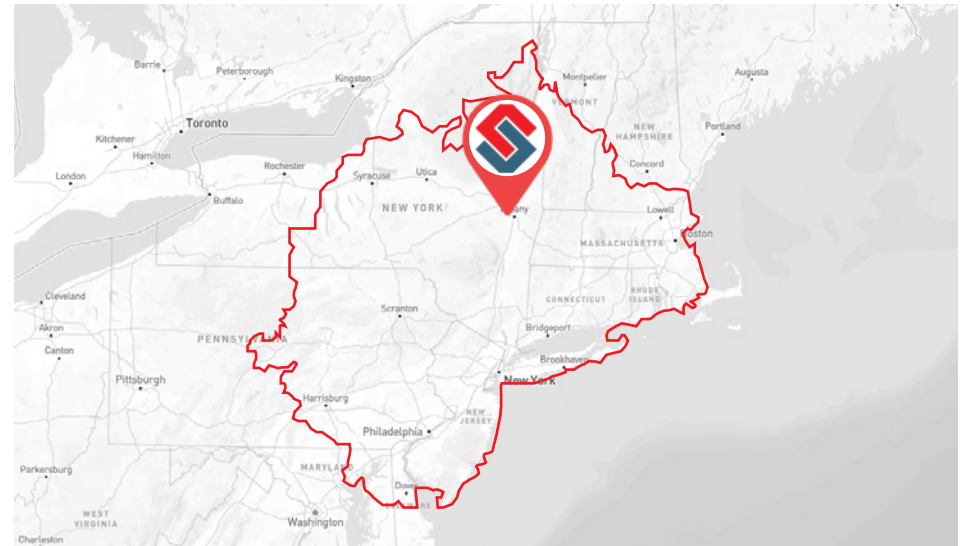
Downtown Albany	±9 miles
Albany International Airport	±6 miles
I-87 & I-90 Interchange	±4 miles

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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