

UP TO 33.8 ACRES

INDUSTRIAL OUTDOOR STORAGE

AVAILABLE

0 RIVER ROAD, ALBANY, NY 12207



IOS
OPPORTUNITY



UNDER 2 MILES
TO I-87 AND I-787



IMMEDIATE
ACCESS TO
PORT OF ALBANY



STANDBROKERAGE

COMPANY

4 Executive Park Drive

Albany, NY 12203

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INTRODUCTION:

Property Overview

Over 30 acres of Industrial Outdoor Storage available for lease. Located across the street from one of the largest economic development projects in Upstate, NY where over \$500m is being invested to expand the Port of Albany related to offshore wind energy. This site offers a unique opportunity with highway access to both I-87 and I-787 in under two miles. Flexible lease terms and sizes available.

Lease Rate	Upon Request
Lot Size	Parcel 1: 31.8 acres Parcel 2: 2 Acres
Property Type	Outdoor Storage Yard
Zoning	Rural Light Industrial (RLI)
Power	At Street
Water and Sewer	At Street

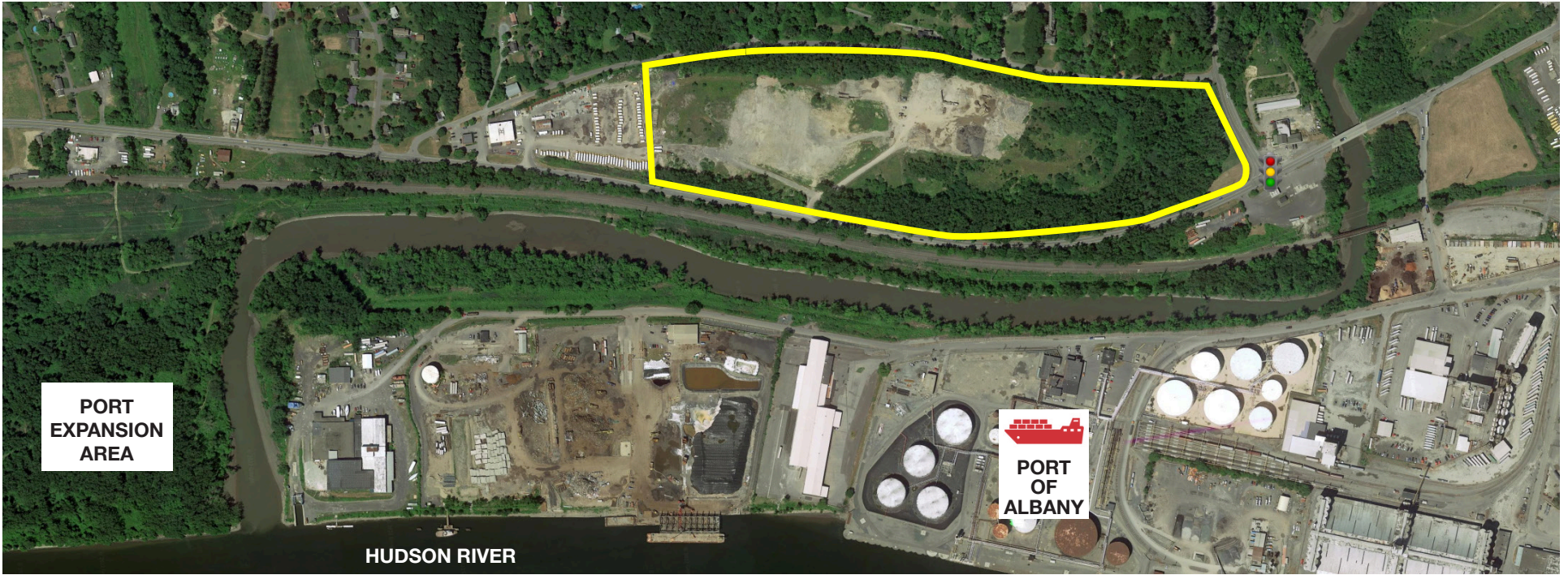


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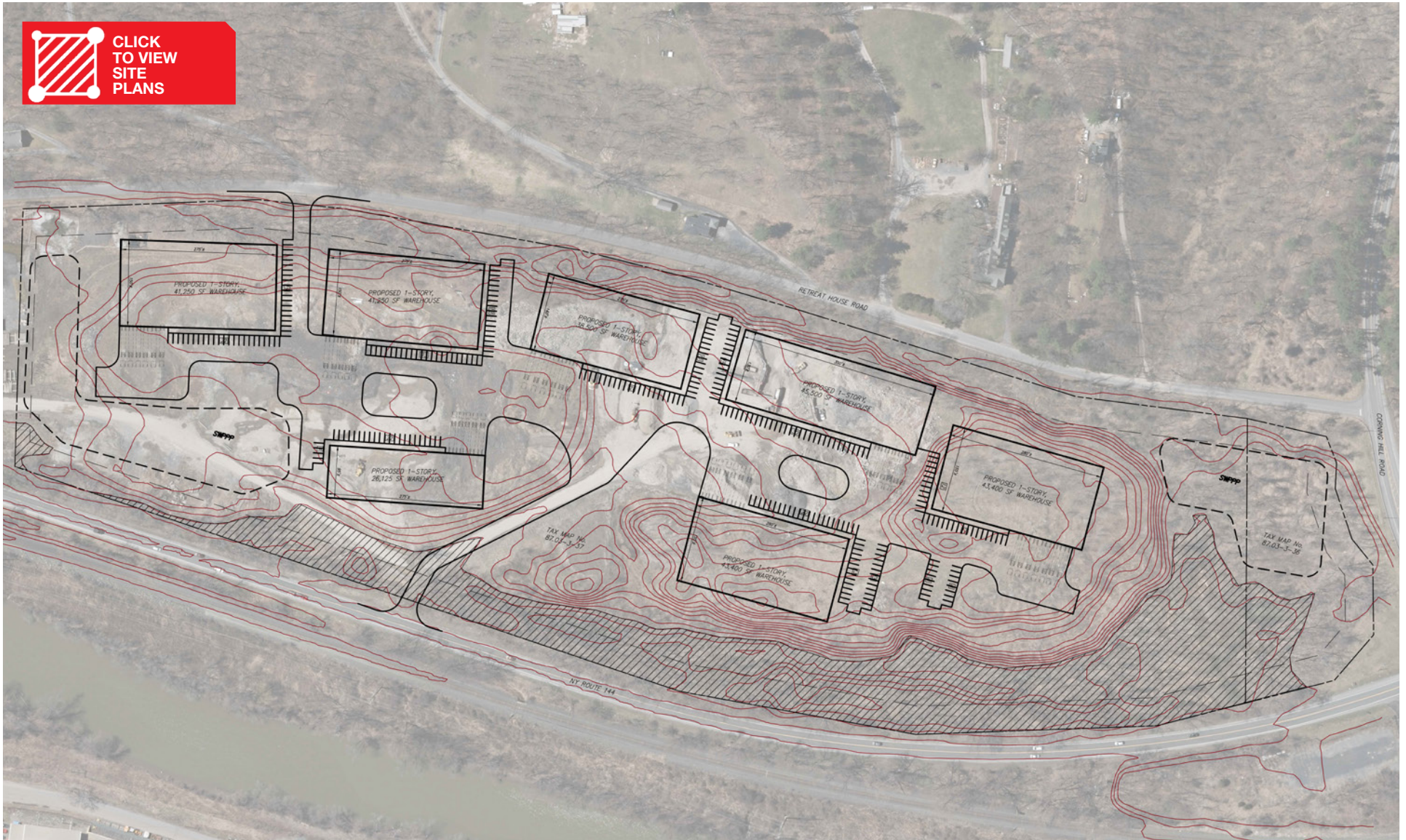


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 CLICK TO VIEW SITE PLANS



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PORT OF ALBANY EXPANSION:

- Work is currently underway to support the Port of Albany's expansion to create facilities for the production of offshore wind towers.
- The project will transform 80 acres in the Town of Bethlehem into more than 600,000 square feet of manufacturing space across four buildings.
- Total investment is expected to be more than \$350 million.
- There are expected to be 300 full time jobs upon completion as well as 500 development and construction jobs.
- Preliminary site work is currently underway including clearing of trees and the creation of access roads.



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PORT OF ALBANY EXPANSION:



Initial visualization of the site model for the concept proposal of an Off-Shore Wind Turbine Manufacturer



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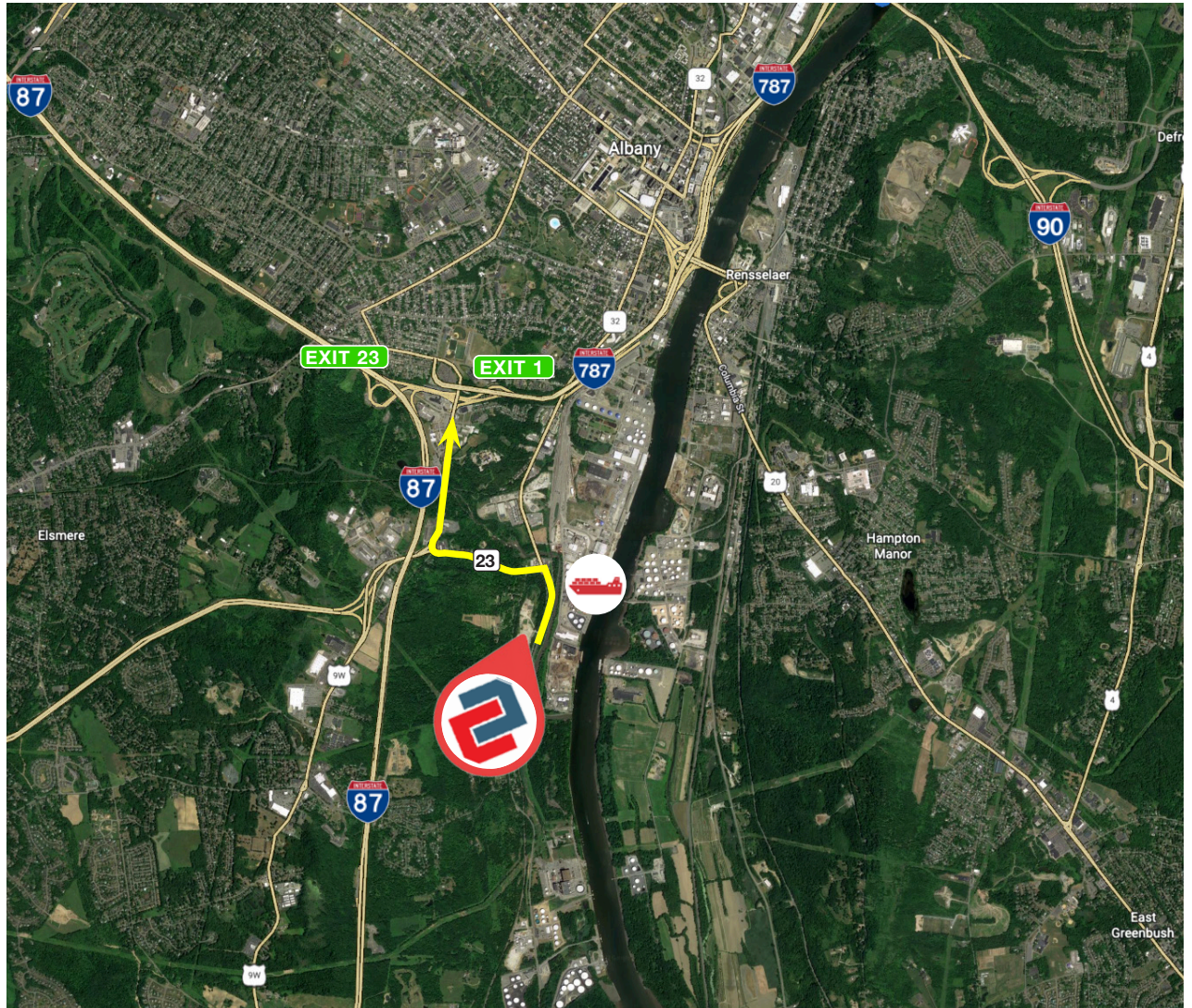
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CONNECTIVITY:

Excellent Access

South of Corning Hill Road, this property features immediate access to the Port of Albany with I-87 (Northway) and I-787 in under 2 miles.

Downtown Albany	Under 4 Miles
I-87 (Exit 23)	Under 2 Miles
I-787 (Exit 1)	Under 2 Miles
Port of Albany	Immediate Access
Albany International Airport	±13 miles



CLICK
TO VIEW
GOOGLE
MAPS

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.



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