

# 6,923 SF

FLEX WAREHOUSE SPACE

## FOR LEASE

42 KARNER ROAD, ALBANY, NY 12205



1 DOCK



PROXIMATE TO  
I-87 AND I-90



AUGUST 2026  
DELIVERY



**STANDBROKERAGE**  
COMPANY

4 Executive Park Drive  
Albany, NY 12203  
standardbrokerageco.com

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 **ROSENBLUM**  
BETTER SPACES

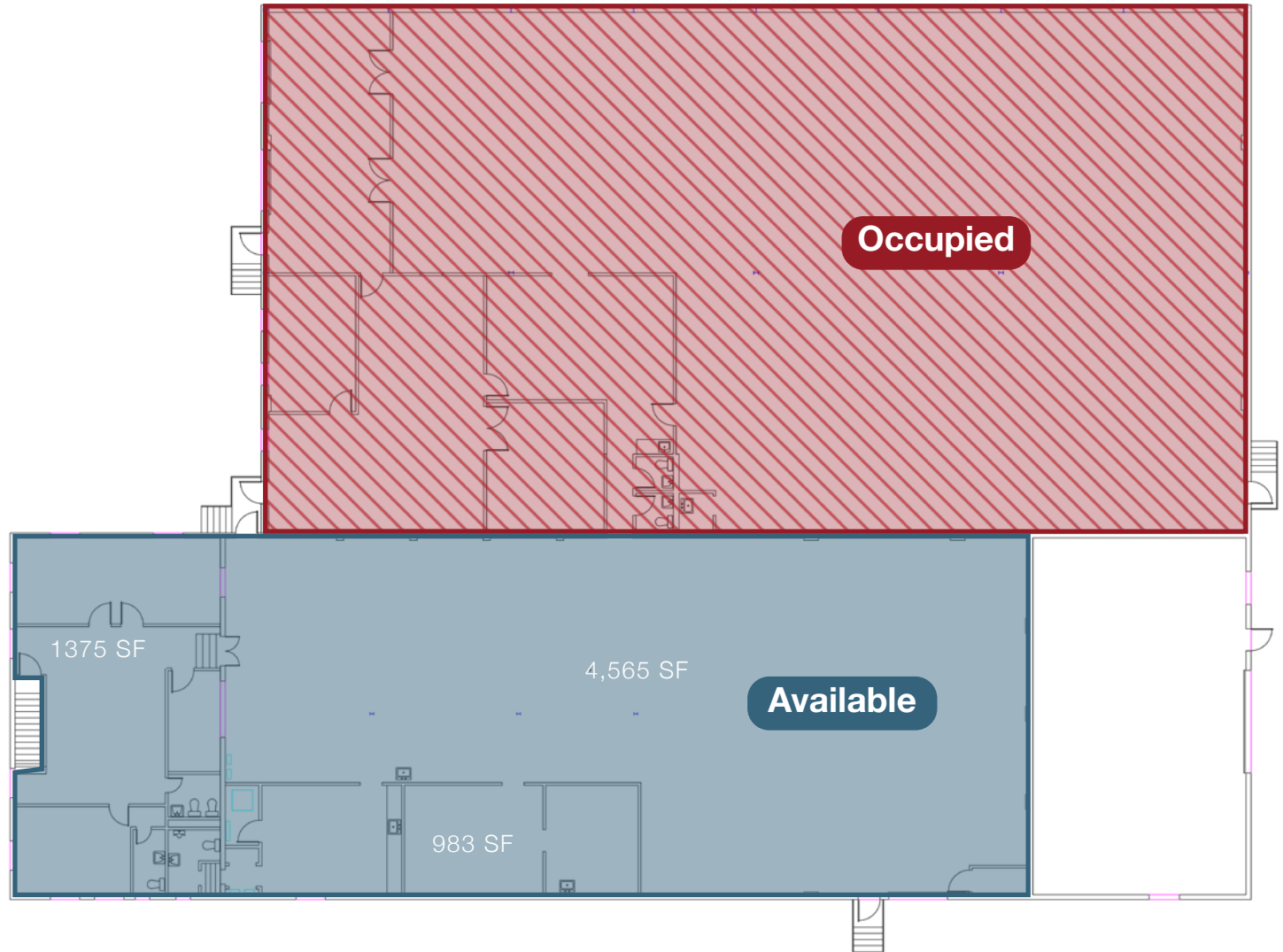
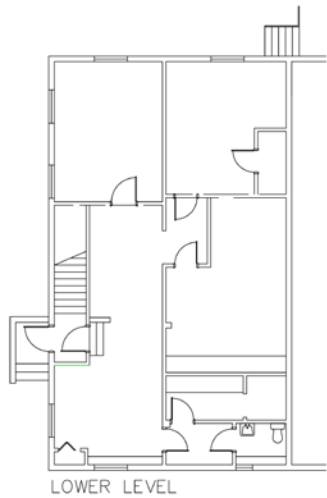
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## PROPERTY OVERVIEW

Construction	Block
Roof	Rubber
Total Building Size	19,650 SF
Available	6,923 SF (5,548 Warehouse & 1,375 SF Office)
Lot Size	1.7 Acres
Lease Rate	\$7.75/SF NNN
Estimated NNN	\$2.75/SF
Loading	1 Dock (space for additional)
Total Parking	25 Private Spaces
Ceiling Height	16' Clear
Lighting	LED
Sprinkler	Wet
Electrical	3 Phase
Utilities (Gas & Electric)	National Grid
Heat	Gas
Water & Sewer	Municipal
Zoning	Industrial, Town of Colonie
Delivery	August 2026



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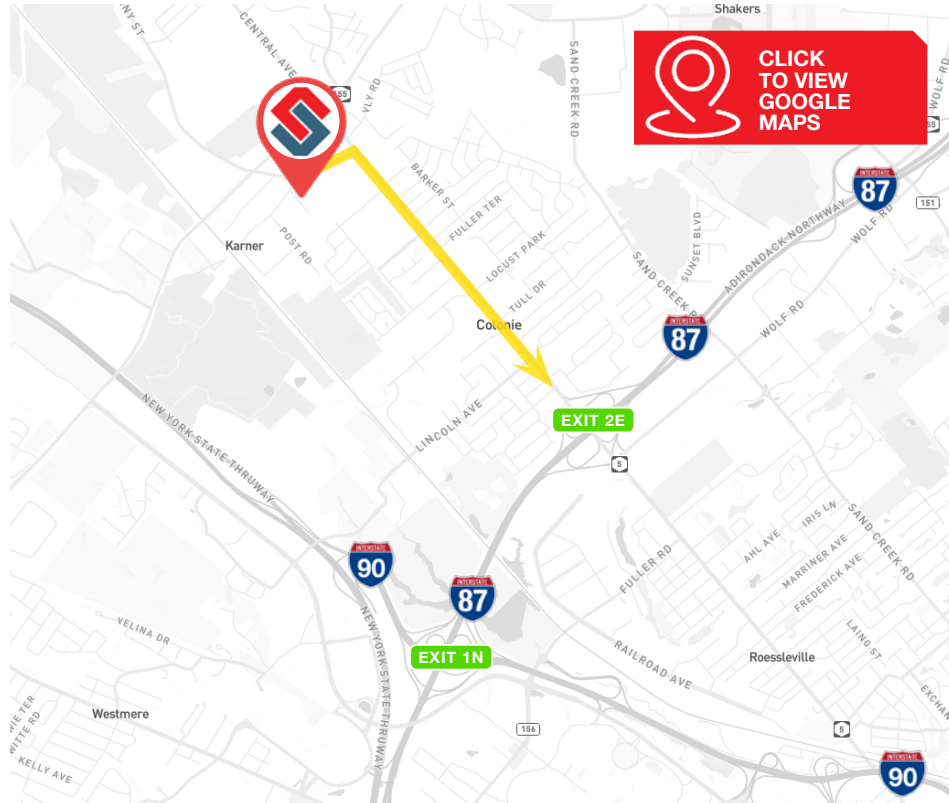
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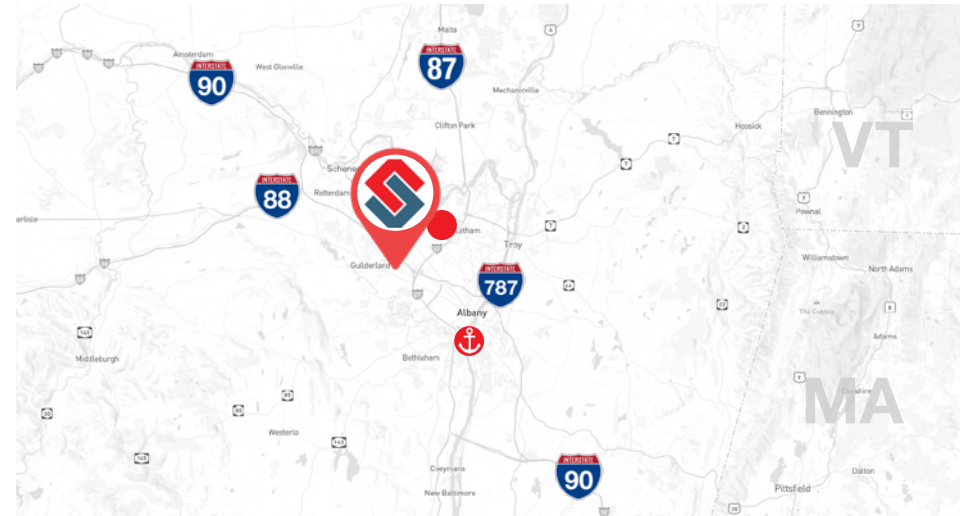
## HIGHWAY ACCESS



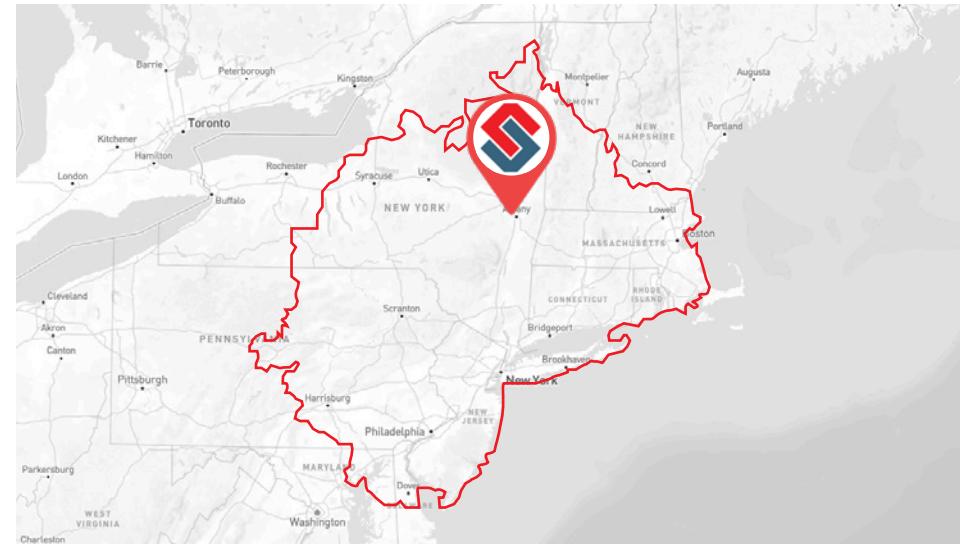
Downtown Albany	±8 miles
I-90 (Exit 1N)	±5 miles
I-87 (Exit 2E)	Under 3 miles
Albany International Airport	Under 4 miles

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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