

UP TO 266,412 SF

INDUSTRIAL/MANUFACTURING SPACE

FOR LEASE

136 FULLER RD, ALBANY, NY 12205



15 DOCKS & 4
OHDS WITH ROOM
FOR EXPANSION



I-90 IMMEDIATE
ACCESSIBILITY
WITH VISIBILITY



IMMEDIATELY
AVAILABLE



STANDARD BROKERAGE
COMPANY
4 Executive Park Drive
Albany, NY 12203
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PROPERTY OVERVIEW

Building Type	Block/Steel
Roof	Flat Rubber
Total Building Size	266,412 SF
Lot Size	15.56 Acres
Available Space	266,412 SF (Demisable Down to 30,334 SF)
Lease Rate	\$5.95/SF NNN
NNN	\$2.65/SF (est.)
Sale	Contact Broker
Loading	15 Docks & 4 OHDS with Room for Expansion
Parking	150 Passenger Vehicles (Expansion Possible)
Yard Storage	Available
Ceiling Heights	18.5'
Column Spacing	20'x30'
Sprinkler	Wet
Lighting	New LED Lighting
Electrical	480/277 800 Amp
Infrastructure	Water - 200,000 GPD Sewer - 200,00 GPD permitted Electrical - 34.5 kVA - Up to 10 Megawatts
Utilities (Gas & Electric)	National Grid
Water and Sewer	Municipal
Zoning	Industrial (I-1), City of Albany
Delivery	Immediately Available



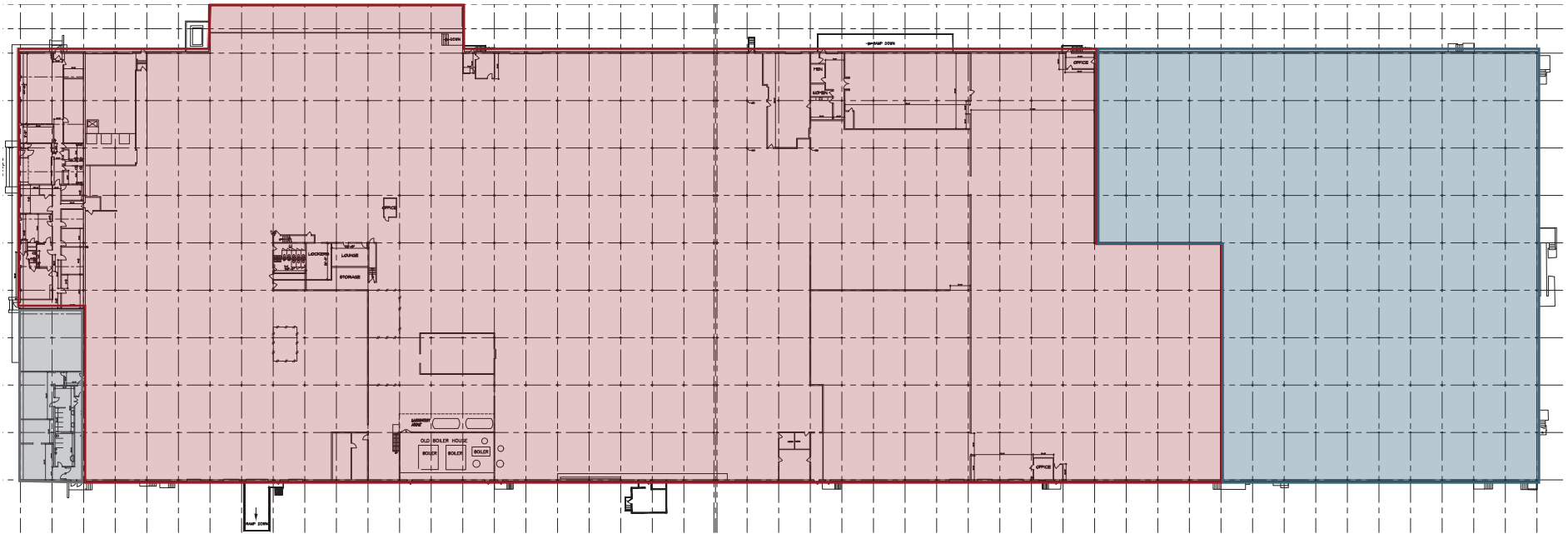
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 **CLICK
TO VIEW
FLOOR
PLANS**



266,354 Total Available SF

 **197,479 SF**

 **64,312 SF**

 **4,563 SF**



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 **CLICK
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SITE PLAN**



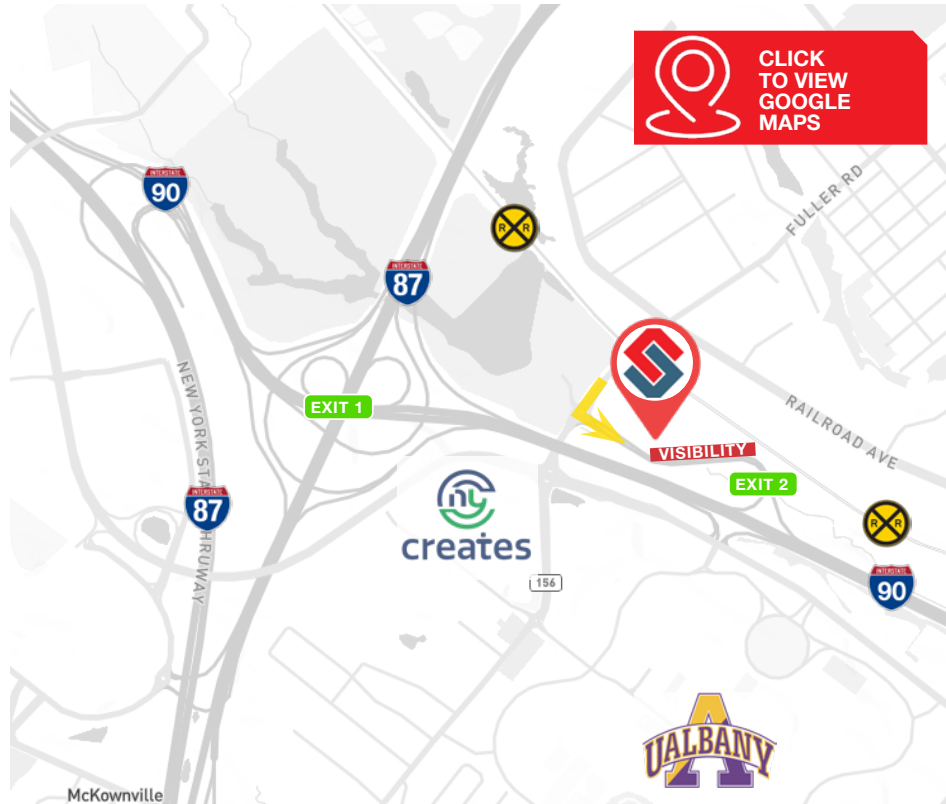
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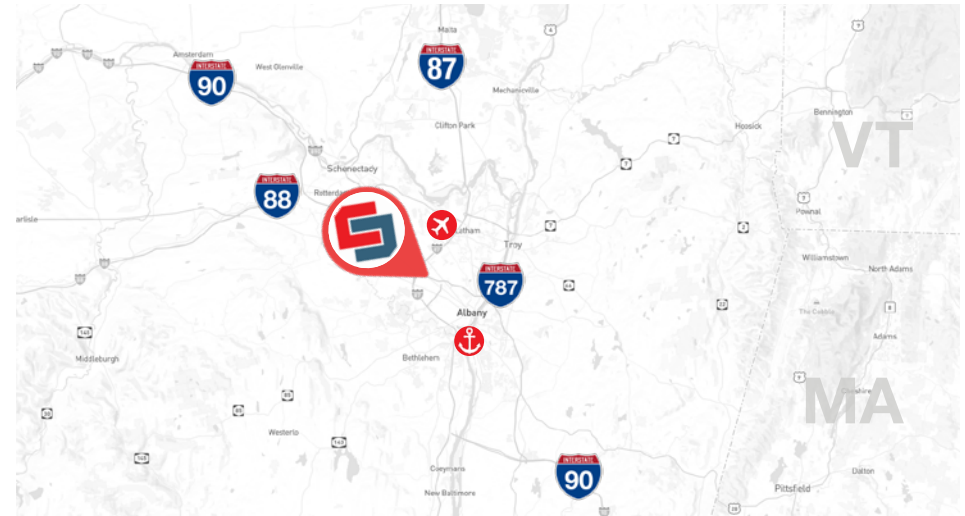
HIGHWAY ACCESS



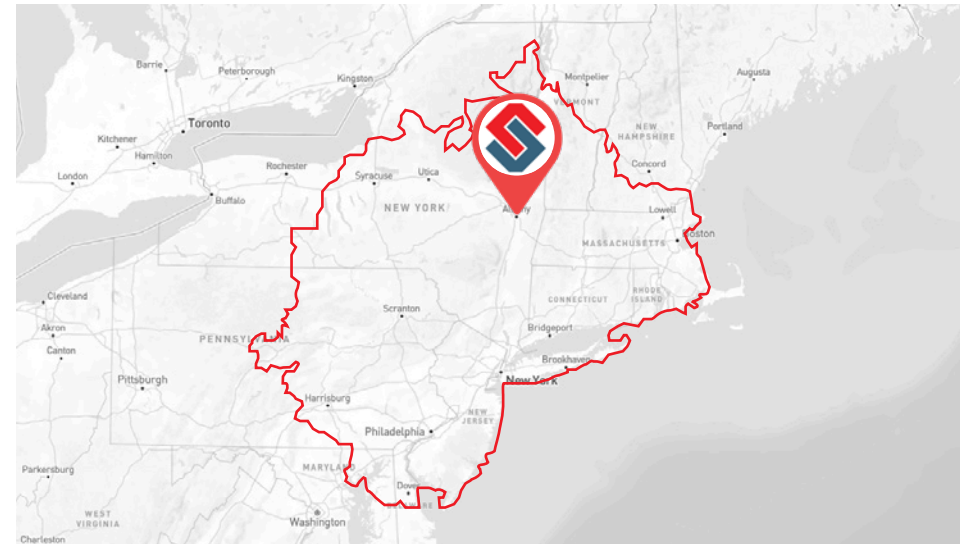
Downtown Albany	±6.5 miles
Albany International Airport	±5 miles
I-90 (exit 2)	Immediate Access
I-90/I-87 Interchange	±1 mile

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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