

25,100 SF
MODERN WAREHOUSE SPACE

FOR LEASE

326 OLD NISKAYUNA ROAD, LATHAM, NY 12110



6 DOCKS & 1 OHD



APPROXIMATE TO
AIRPORT &
HIGHWAYS



26' CLEAR HEIGHT



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

Construction	Concrete
Roof	Rubber
Stories	1
Year Built	2003
Building Size	42,646 SF
Available Space	25,100 SF
Office Size	1,300 SF
Lot Size	2.82 Acres
Asking Rent	\$9.95/SF NNN
NNN	\$3.21/SF
Loading	6 Docks & 1 OHD
Ceiling Height	26' Clear Height
Column Spacing	50 X 50
Parking	15 spaces
Sprinkler	ESFR
Utilities (Gas, Electric)	National Grid
Power	3 Phase
Water and Sewer	Municipal
Zoning	Airport Business Area (ABA)
Delivery	Immediately Available



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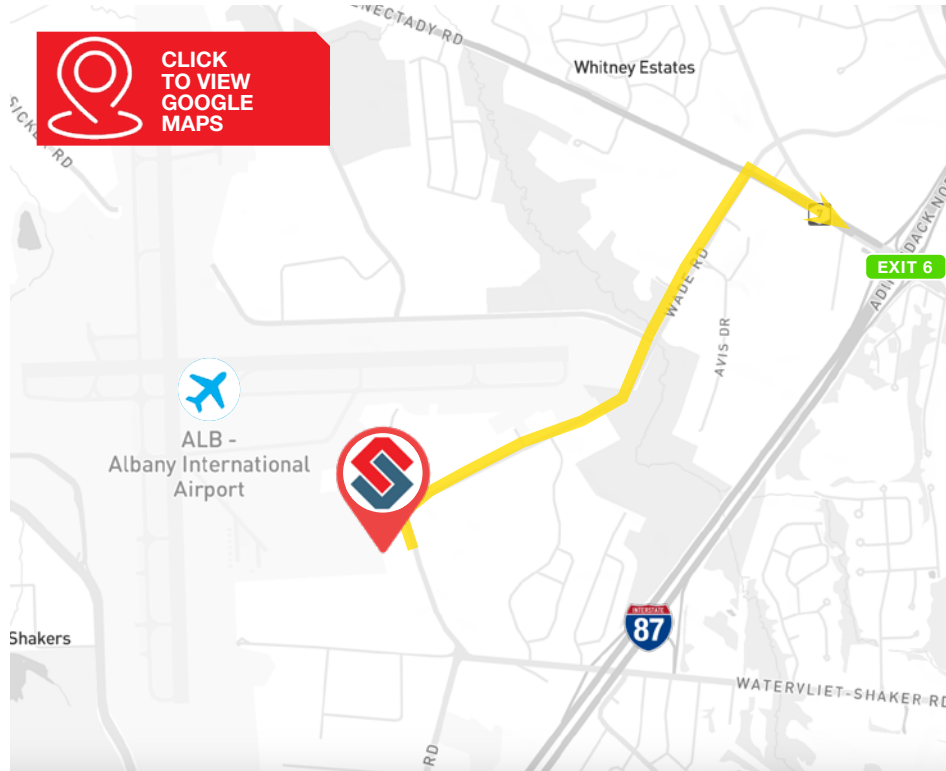
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HIGHWAY ACCESS



Albany International Airport	±3 miles
Downtown Albany	±10 miles
I-87 (Exit 6)	Under 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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