

UP TO 30,385 SF

LIGHT INDUSTRIAL WITH OUTDOOR STORAGE

FOR LEASE

14 KRAFT AVENUE, ALBANY, NY 12205



MULTIPLE LOADING
CONFIGURATION



DESIRABLE
RAILROAD AVE
CORRIDOR
LOCATION



NEW OWNERSHIP



**STANDARD BROKERAGE
COMPANY**

4 Executive Park Drive
Albany, NY 12203
standardbrokerageco.com

TYLER CULBERSON, SIOR

President & Principal Broker

M: (518) 857-0586

O: (518) 618-0590, ext. 402

E: tculberson@standardbrokerageco.com

SHAUN MCDONNELL

Licensed Real Estate Salesperson

M: (203) 209-5095

O: (518) 618-0590, ext. 403

E: smcdonnell@standardbrokerageco.com

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PROPERTY OVERVIEW

Industrial outdoor storage redevelopment site offering flexible configuration with convenient location to Central Ave and Railroad Ave Corridors. The rear yard can accommodate approximately 1 acre of outdoor storage area.



Construction	PEMB
Roof	Metal and Rubber
Building Size	30,385 SF
Warehouse Space	28,796 SF
Office Space	Approx. 1,800 SF
Lot Size	2.10 Acres
Lease Rate	\$8.50/SF NNN
NNN	\$2.75/SF (est.)
Delivery	Immediately Available
Loading	Negotiable
Ceiling Height	14'-22' Clear
Parking	20 Spaces with Outdoor Storage
Lighting	New LED with Motion Sensors
Sprinklers	Wet



Electrical	3 Phase, 400 Amp
Zoning	Industrial, Town of Colonie

Utilities (Gas & Electric)	National Grid
Water & Sewer	Municipal



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One Tenant Option



One Tenant Option



Multi Tenant Option



Multi Tenant Option

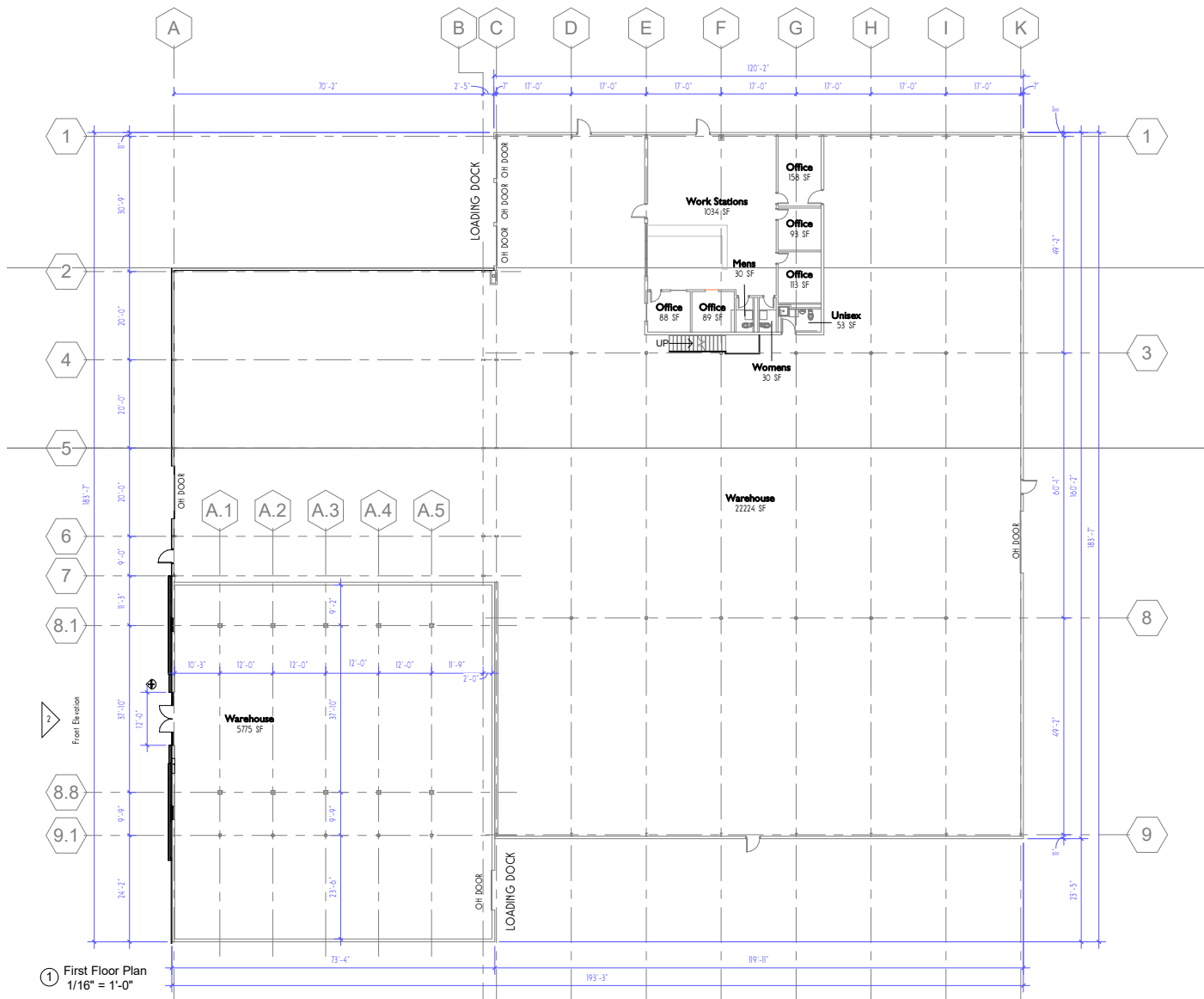


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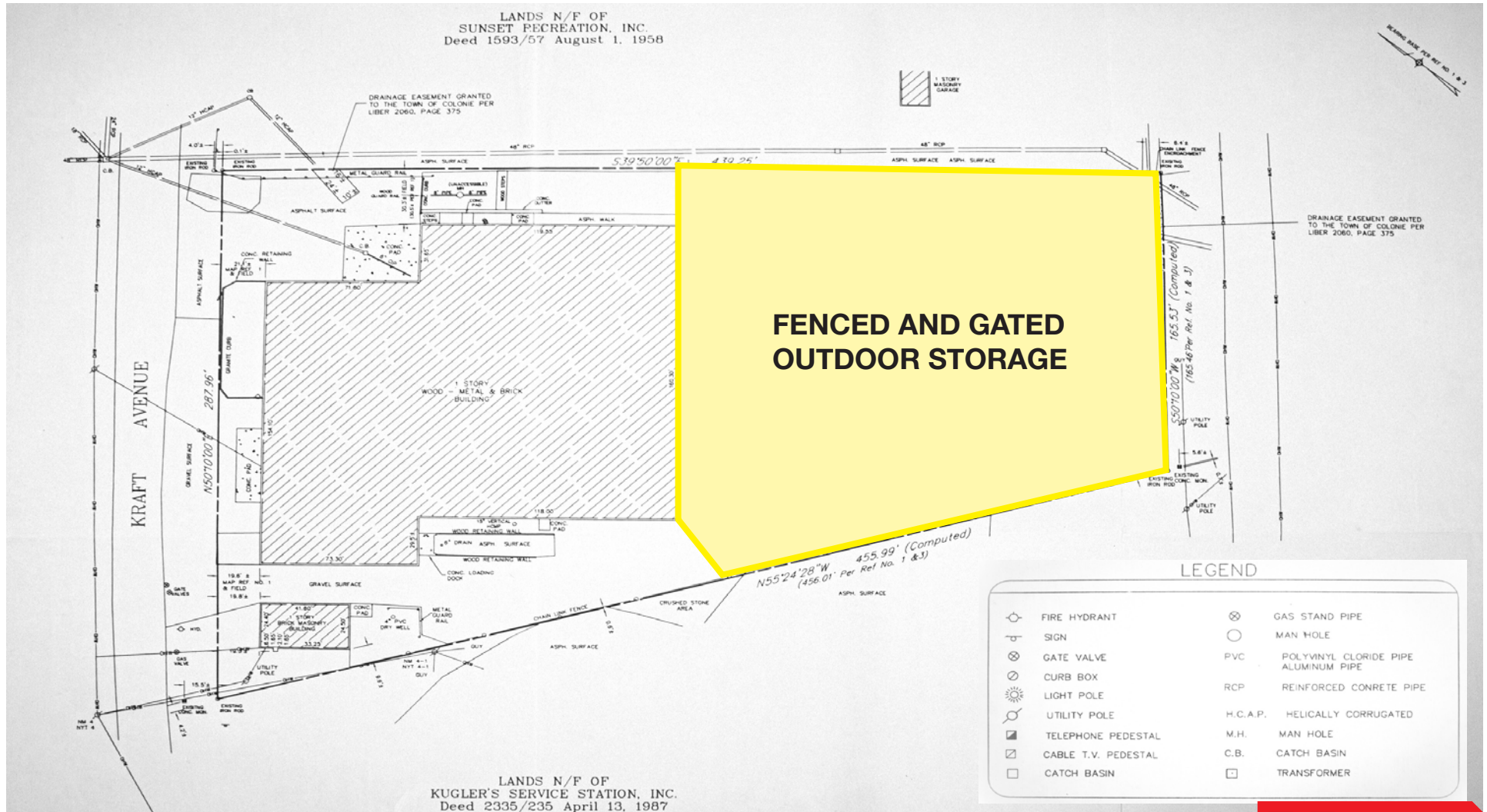


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**CLICK
TO VIEW
FLOOR &
SITE PLANS**



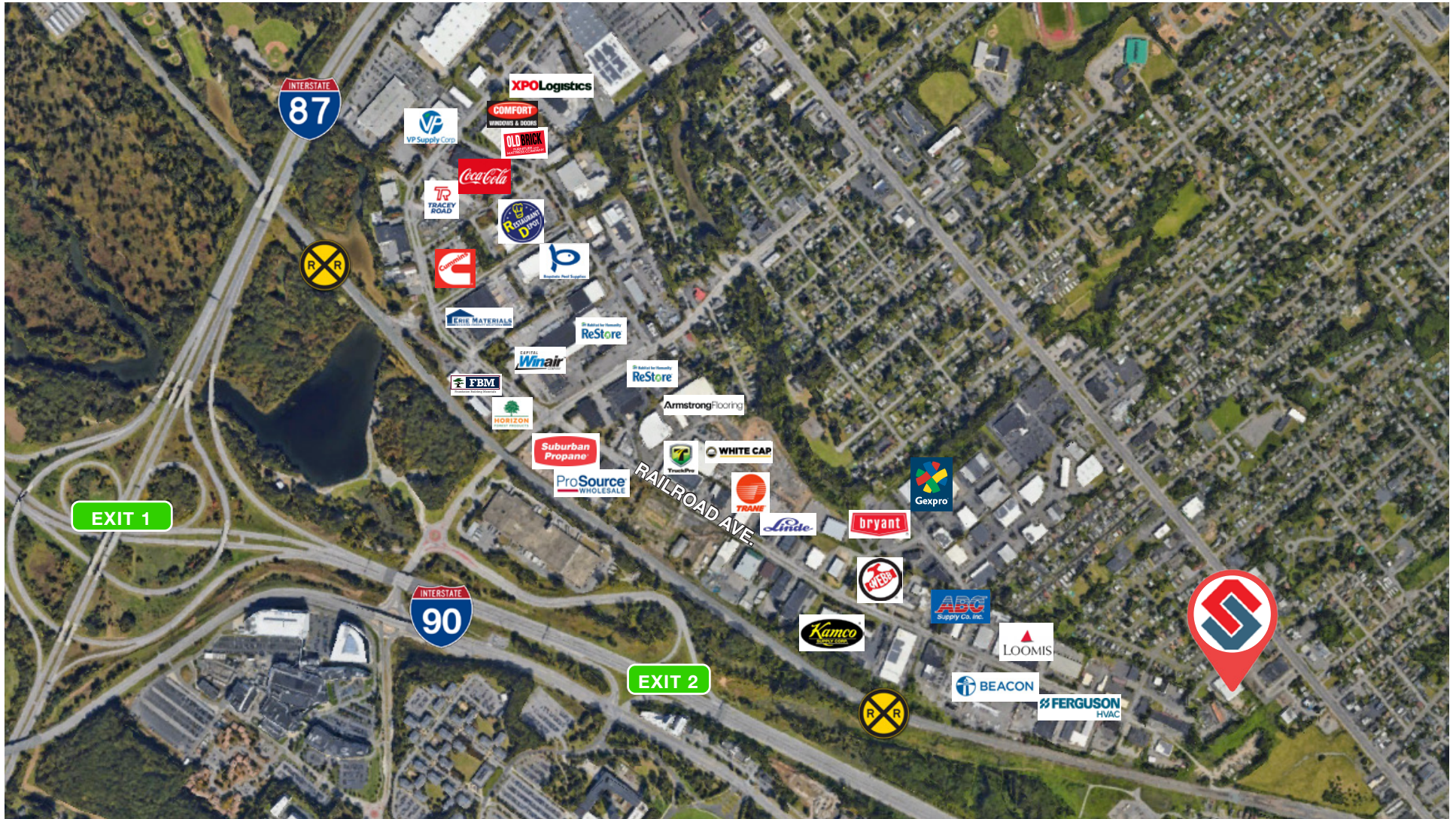
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RAILROAD AVENUE INDUSTRIAL CORRIDOR



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