

3,000 SF
OFFICE SPACE

FOR LEASE

248 WATERVLIET SHAKER ROAD, WATERVLIET, NY 12189



**FULLY
FURNISHED**



**UNDER
5 MI TO EXIT 6
ON I-787**



**IMMEDIATELY
AVAILABLE**



**STANDARD BROKERAGE
COMPANY**
4 Executive Park Drive
Albany, NY 12203
standardbrokerageco.com

TYLER CULBERSON, SIOR
President & Principal Broker
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JESSE TRANVAAG
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O: (518) 618-0590, ext. 406
E: jtranvaag@standardbrokerageco.com

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PROPERTY OVERVIEW

Construction	Masonry and Brick
Roof	Asphalt Shingle
Year Built	1999
Lot Size	0.7 Acres
Building Size	3,000 SF
Asking Rent	\$10/SF NNN
Stories	1 (plus basement for storage)
Parking	17 Spaces
Utilities (Gas & Electric)	National Grid Gas & Electric
Water and Sewer	Municipal
Zoning	Industrial - Town of Colonie
Delivery	Immediately Available



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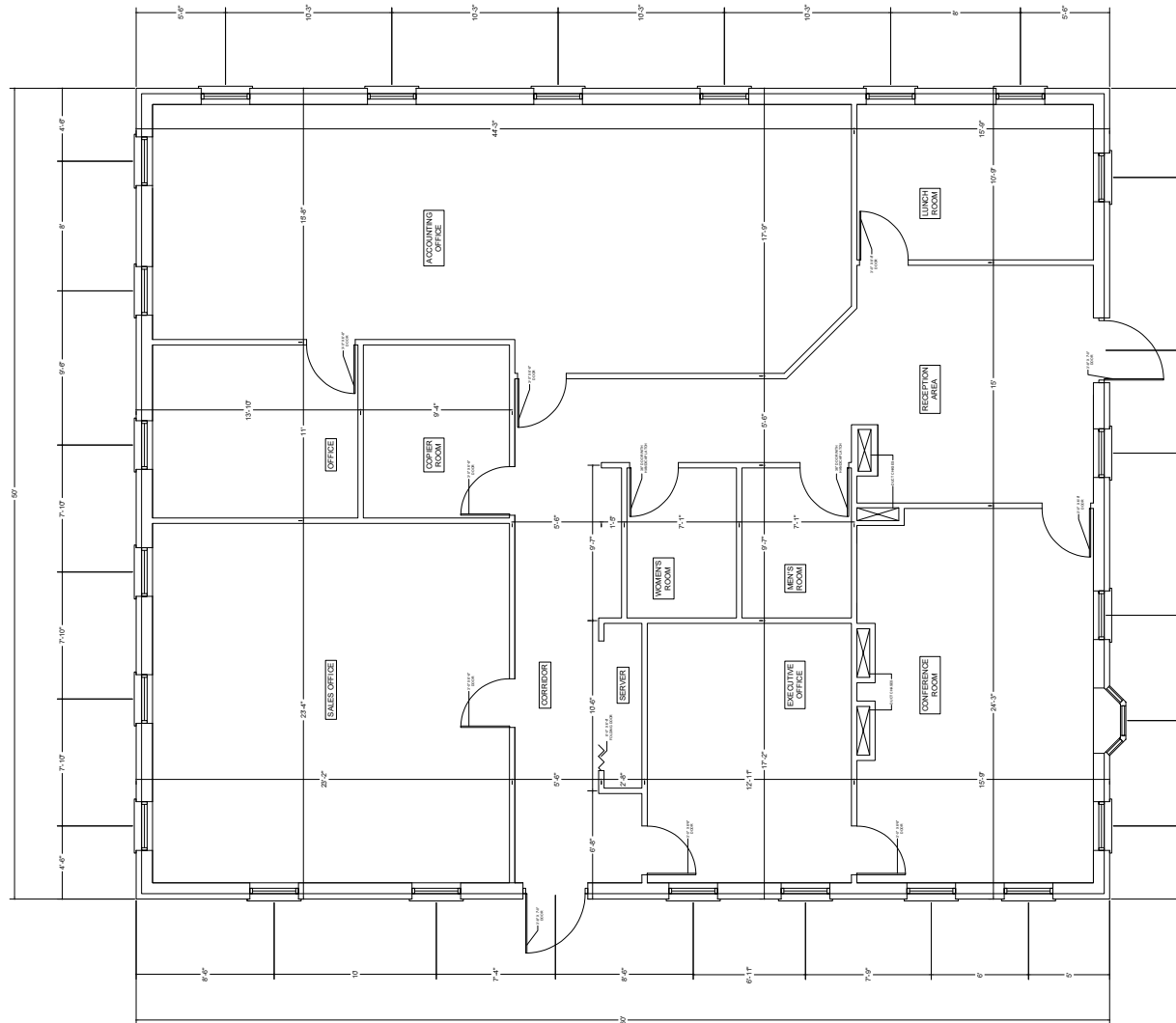
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CLICK
TO VIEW
FLOOR
PLANS



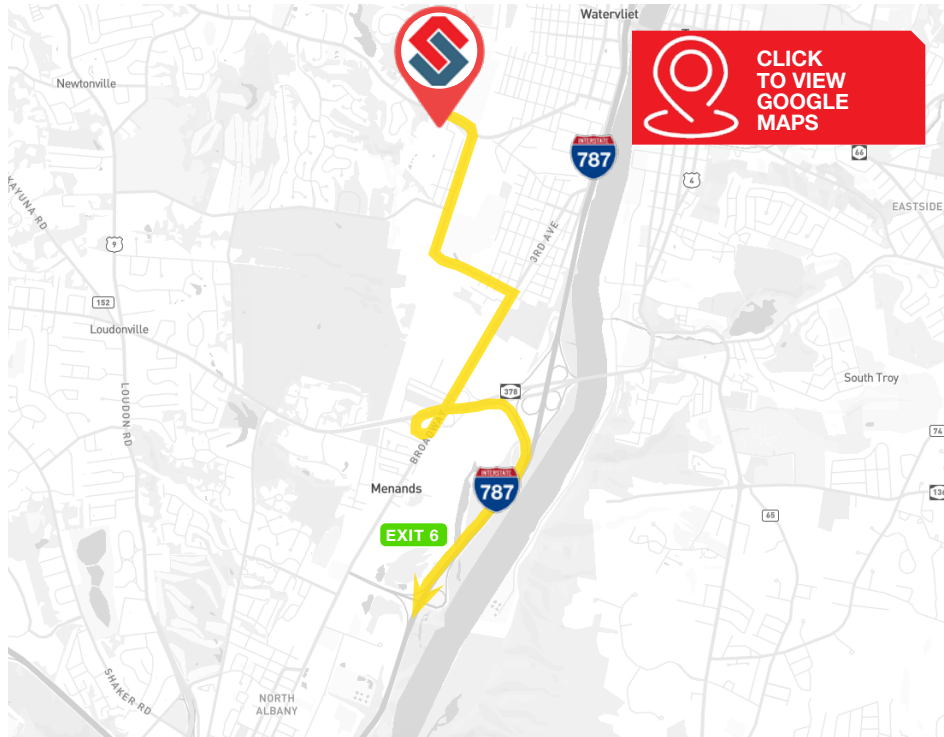
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HIGHWAY ACCESS



Downtown Albany	±6.5 miles
Albany International Airport	±6 miles
I-787 (Exit 6)	±4.3 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.



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