



**CUSHMAN &
WAKEFIELD**



**Pyramid Brokerage
Company**

**4253 Albany Street
Colonie, NY 12205**



FOR SUBLEASE

35,598± SF

EXCLUSIVE CONTACT

Peter Struzzi, SIOR

Vice Chairman

Real Estate Broker

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**CLASS A WAREHOUSE
WITH OUTDOOR STORAGE**

**40 British American Blvd
Latham, New York 12110**

+1 518 489 9199

pyramidbrokerage.com

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PRIME INDUSTRIAL OPPORTUNITY IN COLONIE

Property Highlights

- 35,598± SF of Class A warehouse space located in Albany Street Industrial Park. (SF includes open air sheds)
- 3,250± SF office space, which is A/C.
- Outdoor covered storage located out back of the building creating an ideal warehouse space.
- Fenced in space with optimal room for trucks.
- 3 Phase Power; 480+ amps

Demographic	1 Mile	3 Miles	5 Miles
Population	2,730	32,288	118,864
Households	1,272	14,064	49,136
Average H.H. Income	\$115,481	\$123,596	\$129,347
Daytime Employees	4,289	44,724	122,882

Source: ESRI

Traffic Counts

Albany Street	5,805 AADT
New Karner Road	18,509 AADT

Source: NYS DOT

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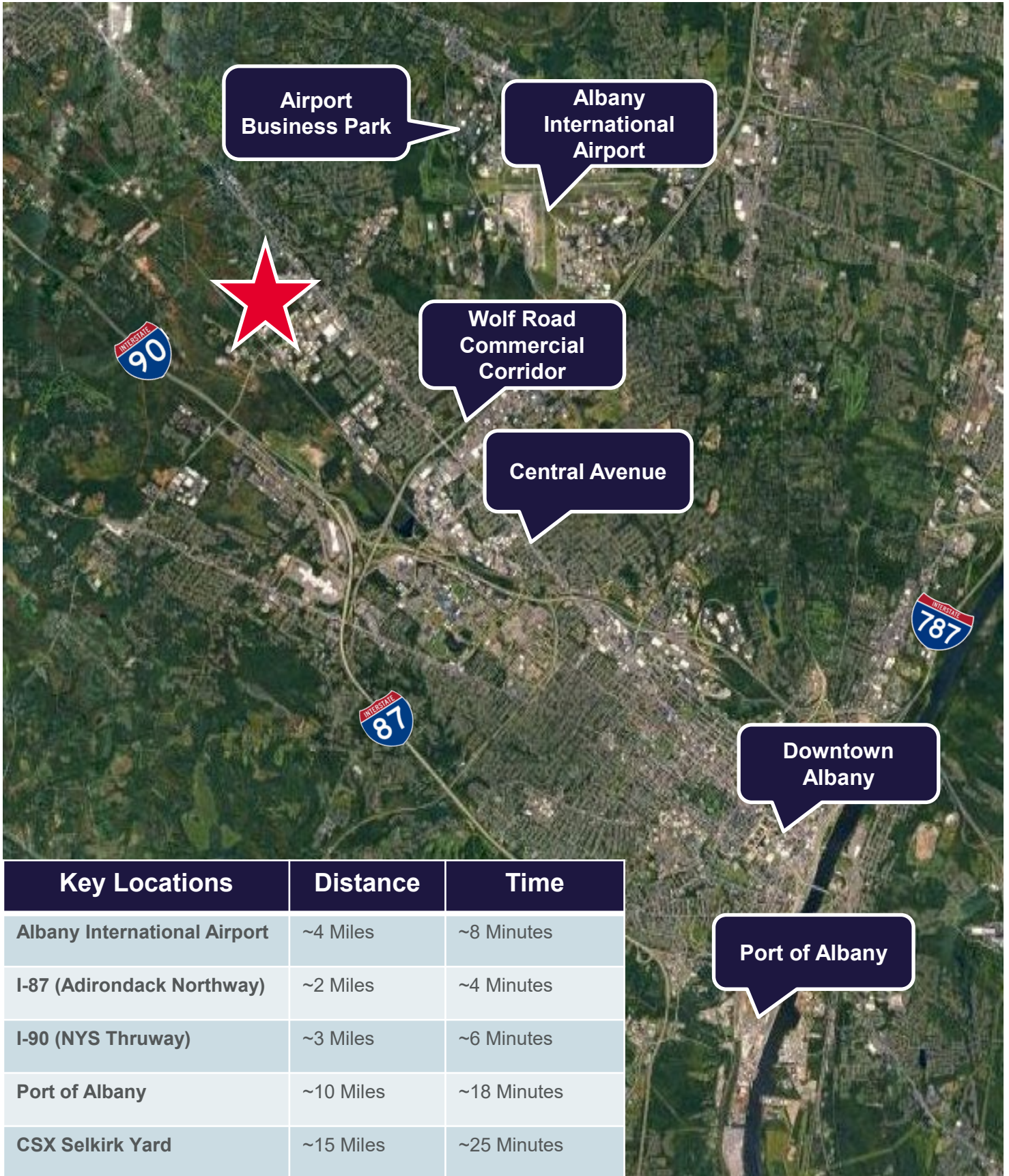
LOCATED IN ALBANY STREET INDUSTRIAL PARK

Property Highlights

Address	4253 Albany Street, Colonie, NY 12205	Fire Protection	Wet sprinkler system
Year Built	1999	Parking	40± with fenced yard
Total Building SF	35,598± SF (Includes open air sheds)	Occupancy	September 1 st , 2026
Available SF	35,598± SF	Roof	Rubber Membrane
Construction	Steel & Concrete with insulated metal panels	Clear Height	24'
Land Area	3.7± AC	Floors	One Story
Office Area	3,250± SF: Large showroom, 2 offices and lunch/breakroom	Signage	Pylon & Building
Services	Municipal Water & Sewer. National Grid: Gas & Electric	Loading Area	Four (4) truck level (10' x 8') - One (1) grade level (14' x 18')
Taxes	ID: 29.3-1-31.1 Assessed Value: \$2,400,000	HVAC	Office: Gas power HVAC Warehouse: 4 hanging gas heaters

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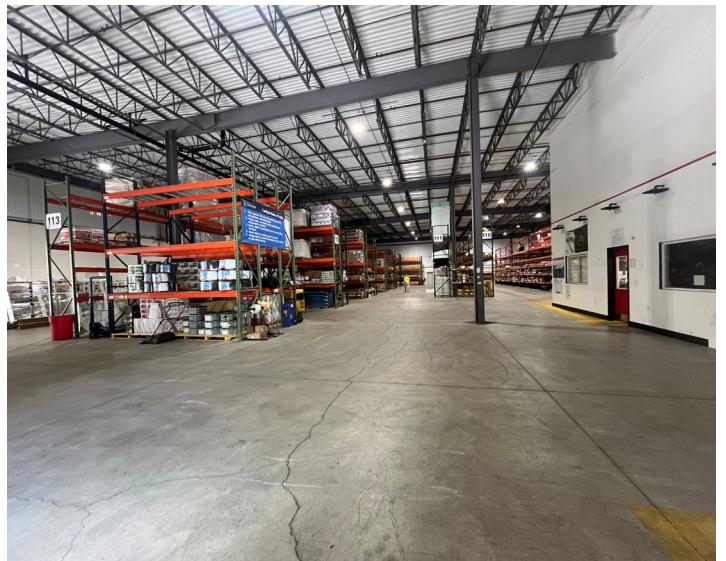
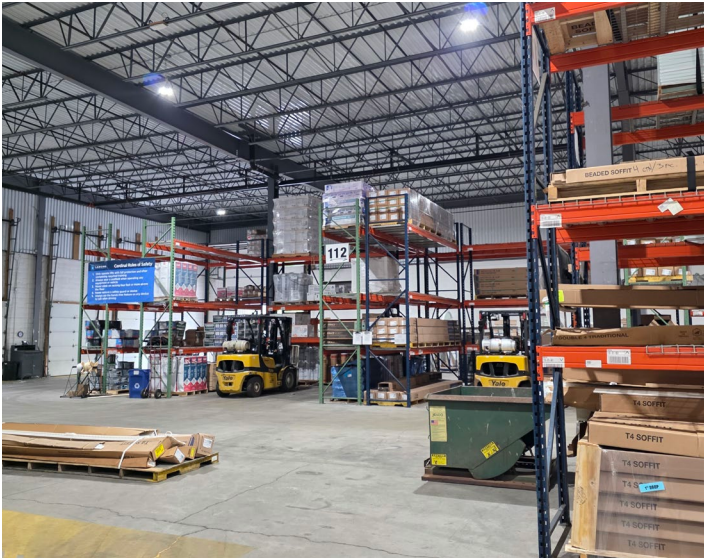
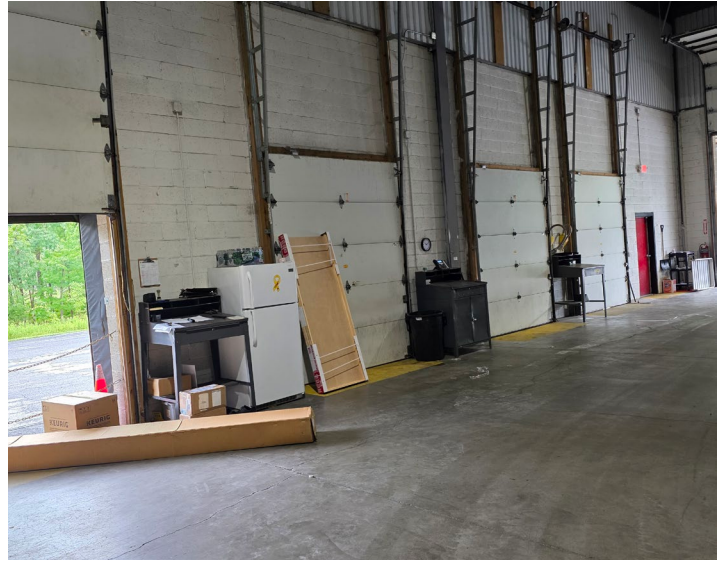


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**For additional information, please
contact:**



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