

FOR SALE

100% LEASED INVESTMENT OPPORTUNITY

16 AVIS DR, LATHAM , NY 12110

53,528 SF WAREHOUSE



20 Aviation Rd, Albany, NY 12205



The information submitted herein is not guaranteed. Although obtained from reliable resources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice. Broker has made no investigation and makes no representation of the property.

Jessica L. Richer

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Sanjiv Patel

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PROPERTY OVERVIEW

Building Type	Concrete Block
Roof	Warehouse roof replaced with PVC system in 2026 w/25 yr warranty
Built	1972 & 1985
Lot Size	2.8 Acres
Sale Price	\$5,200,000
Real Estate Taxes	\$73,193
Loading	5 loading docks & 3 grade level doors
Parking	54 Spaces
Ceiling Heights	Warehouse ceiling - 23 feet
Lighting	Newly updated as per NYS specs
Electrical	600 AMP, 3 Phase
Water & Sewer	Public
Zoning	Airport Business Area (ABA)



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TENANT OVERVIEW

Tenant	NY State for over 30 years
Lease Commencement Date	January 2026
Owner Responsible for	Base Year Expenses + All Capital Expenditures requiring Depreciation Amortization
Tenant Responsible for	All increases in direct Operating Costs & Property Taxes Over Base Year (2026) expenses
Rent Years 1-5	\$476,399.20 annually
Rent Years 6-10	\$500,486.80 annually
Offered at	7% CAP Rate



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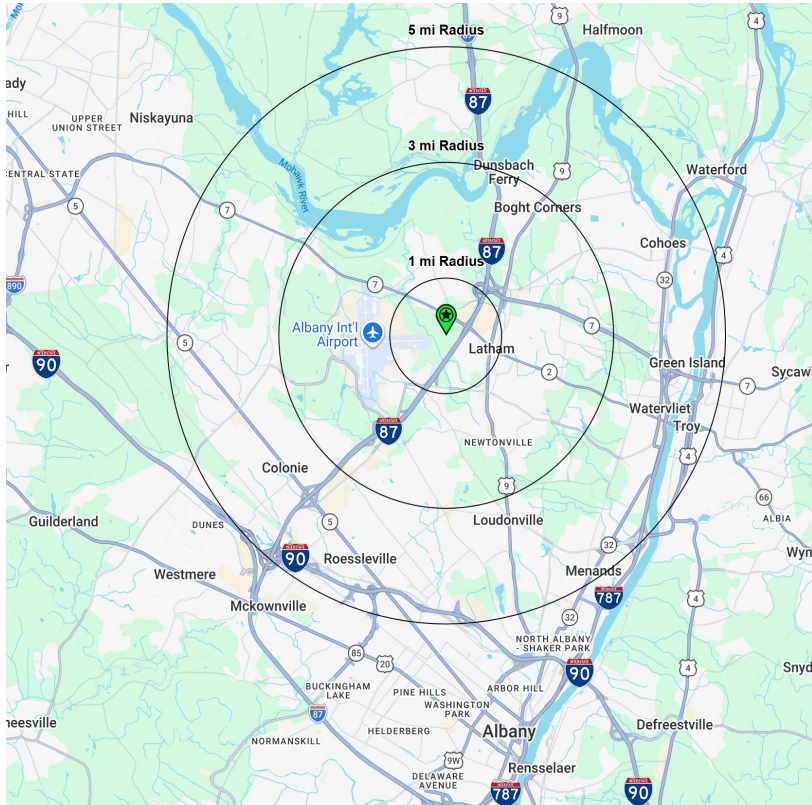
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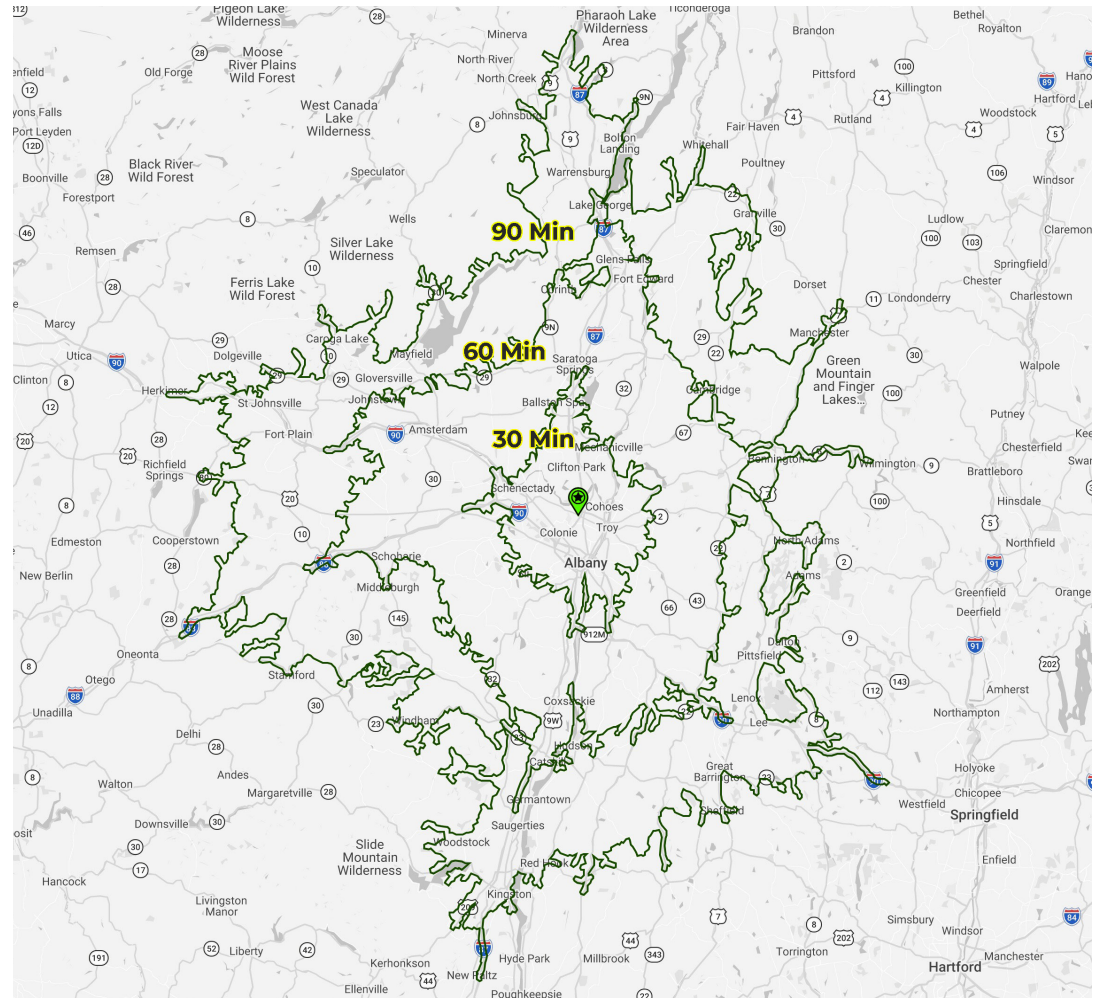
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Downtown Albany	12.4 miles
Albany International Airport	3.6 miles
I-90 (exit 5)	4 miles
I-90/I-87 Interchange	8 miles

DRIVE TIME MAP



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