

# 30,594-38,995 SF

WAREHOUSE/DISTRIBUTION SPACE

## FOR LEASE

30B POST ROAD, COLONIE, NY 12205



2 LARGE OHDS  
& 6 DOCKS



PROXIMATE TO  
I-87 AND I-90



IMMEDIATE  
DELIVERY



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

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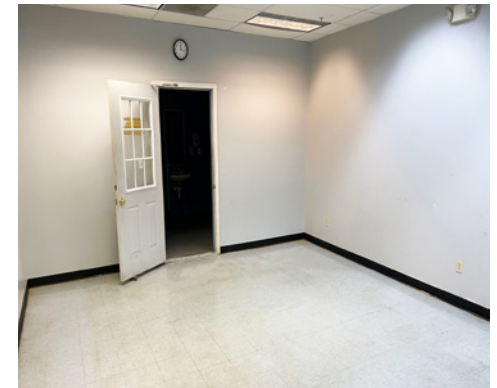
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## PROPERTY OVERVIEW

Construction	Block
Roof	Rubber
Total Building Size	55,600 SF
Available Space 1	8,401 SF (±2,900 SF Office)
Available Space 2	30,594 SF (±800 SF Office)
Lot Size	9.06 Acres
Lease Rate	\$8.50/SF NNN
Estimated NNN	\$3.54/SF
Loading Space 1	2 OHDs (14'x16' & 20'x16')
Loading Space 2	6 Docks
Column Spacing	±36'x36'
Total Parking	17 Passenger, 21 Passenger or Box Truck
Ceiling Height	28' Clear
Lighting	LED
Sprinkler	Wet
Electrical	3 Phase, 600 Amp
Utilities (Gas & Electric)	National Grid
Heat	GFHA
Water & Sewer	Municipal
Zoning	Industrial, Town of Colonie
Delivery	Immediate



# FOR LEASE | 30B POST ROAD, COLONIE, NY 12205 - SPACE 1



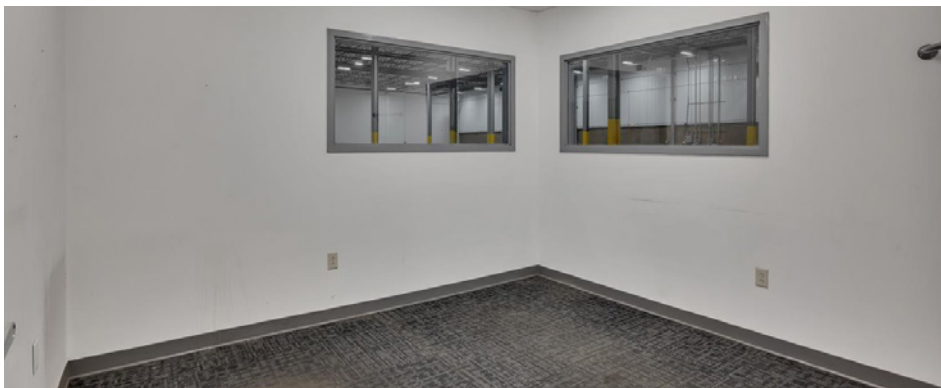
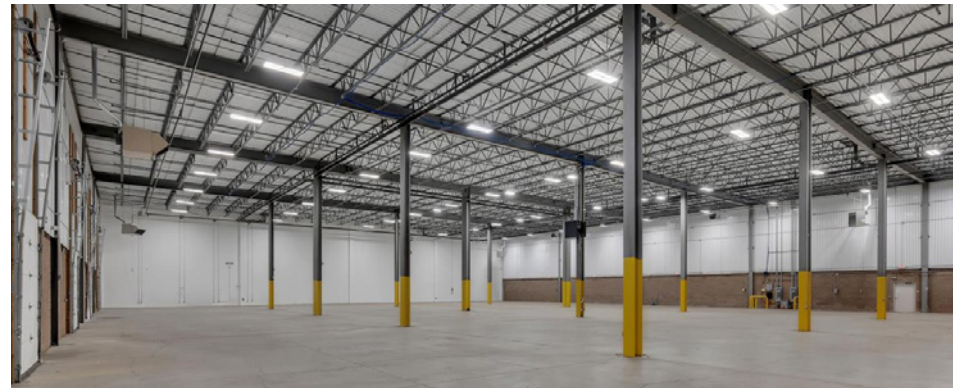
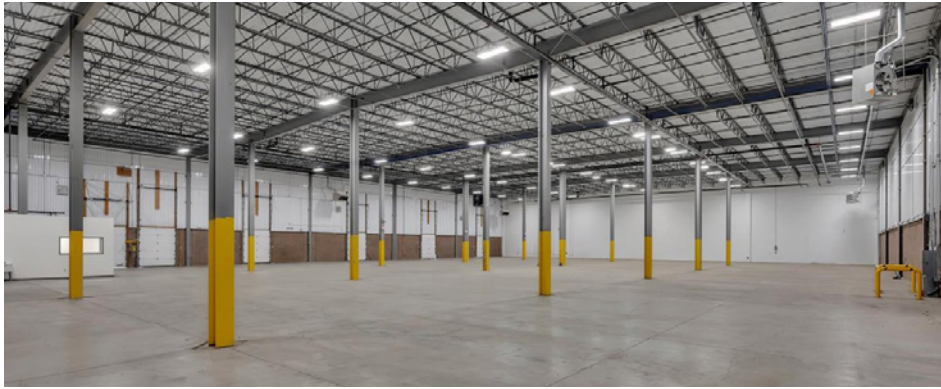
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**FOR LEASE | 30B POST ROAD, COLONIE, NY 12205 - SPACE 2**



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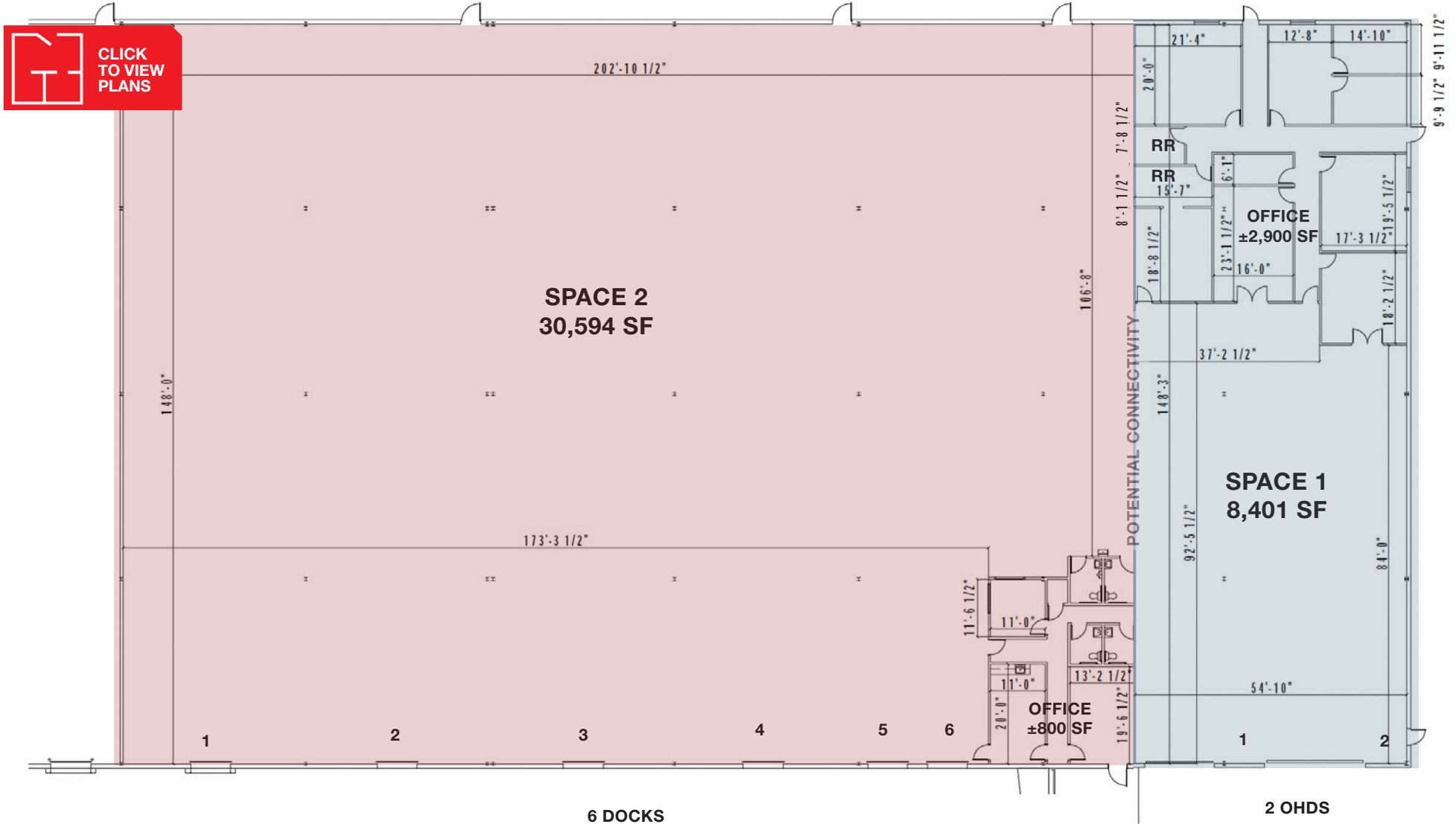
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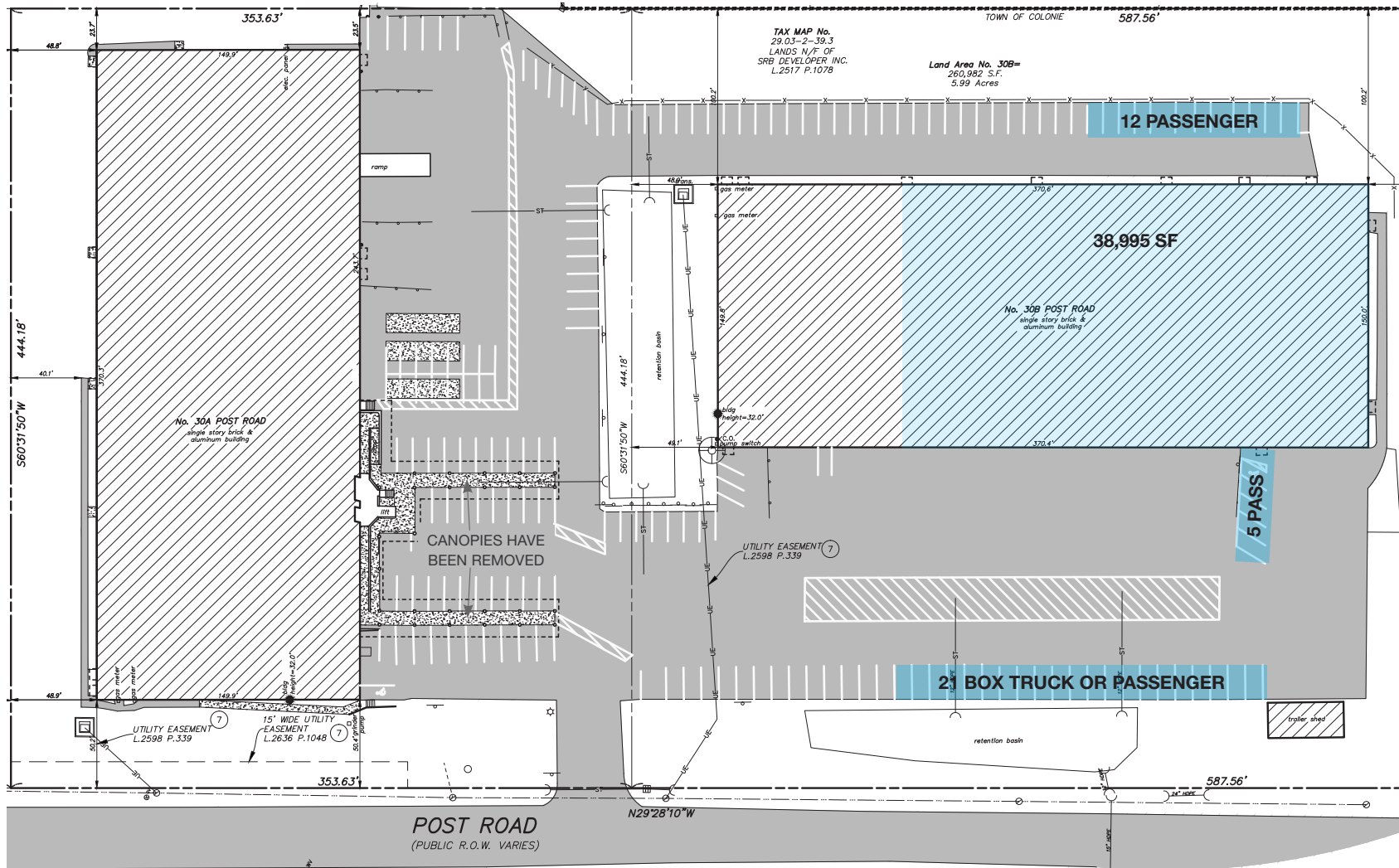
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PARKING  

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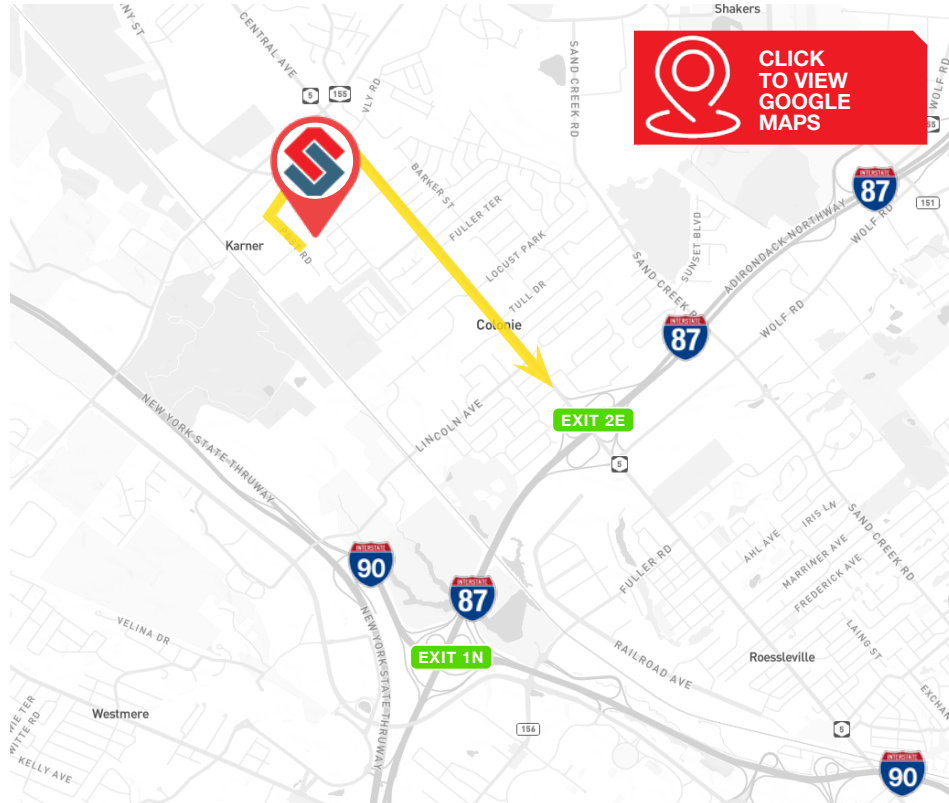
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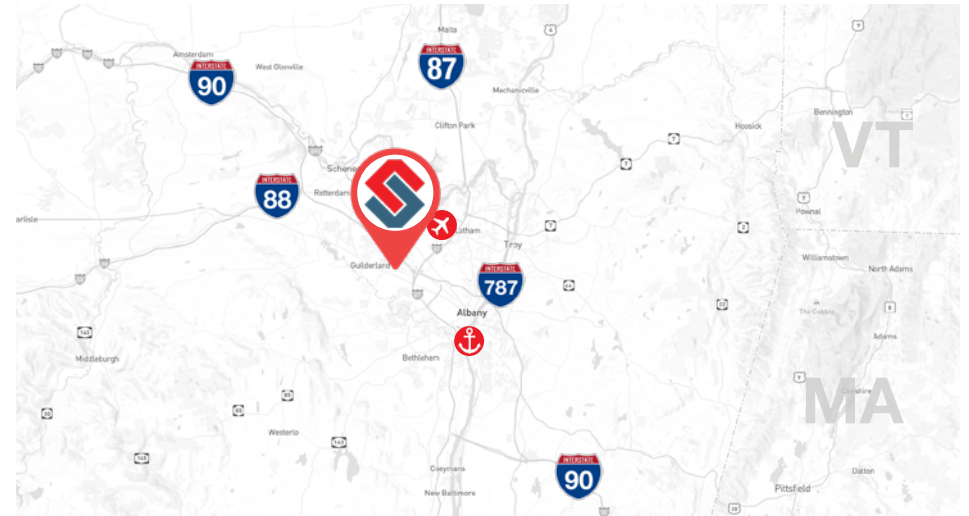
## HIGHWAY ACCESS



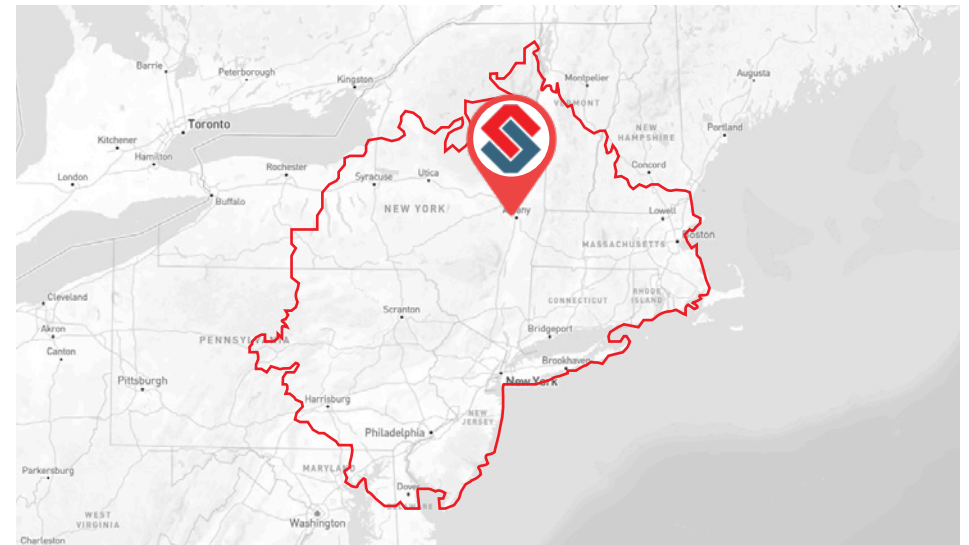
Downtown Albany	±8 miles
I-90 (Exit 1N)	±5 miles
I-87 (Exit 2E)	Under 3 miles
Albany International Airport	Under 4 miles

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.

## CAPITAL REGION



## 4 HOUR DRIVE TIME



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