



FOR SALE OR LEASE

17,216± SF

**PRIME LOCATION
JUST OFF I-90**

EXCLUSIVE CONTACT

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INDUSTRIAL BUILDING FOR SALE OR LEASE

Property Highlights

- Industrial building for sale or lease located in a prime spot just off I-90.
- Located in an industrial corridor.
- Full 17,216± SF subdividable
- 1,500± SF mezzanine.
- 1,300± SF drive-in garage space.
- Renovations completed in 2026

Demographic	1 Mile	3 Miles	5 Miles
Population	23,888	124,615	198,775
Households	9,910	55,247	86,793
Average H.H. Income	\$59,088	\$89,171	\$100,752
Daytime Employees	10,593	149,351	227,316

Source: ESRI

Traffic Counts

Terminal Street	5,064 AADT
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Source:	NYS DOT
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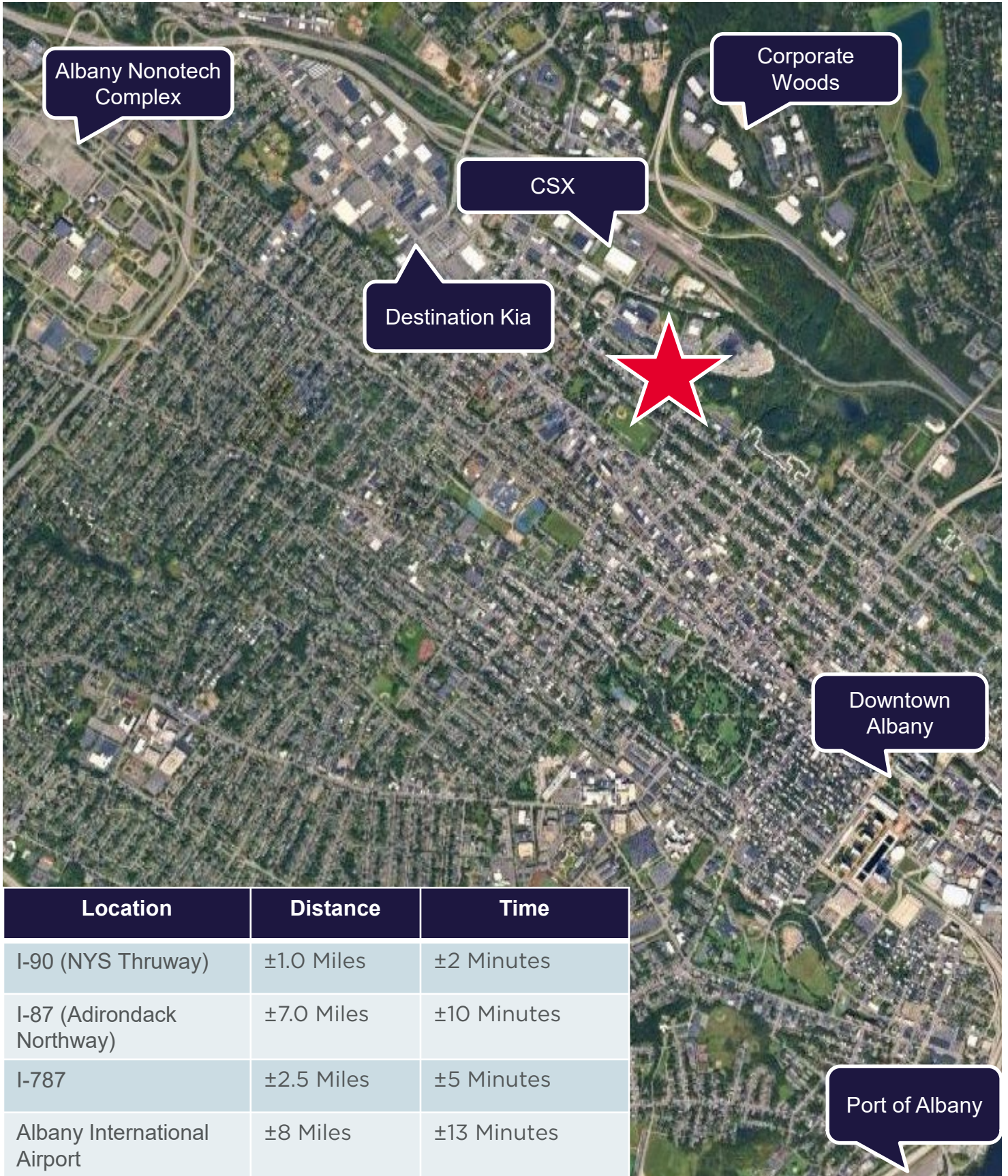


FOR SALE OR LEASE

CONVENIENT ACCESS TO I-90 & DOWNTOWN ALBANY

Property Highlights

Address	1 Terminal Street, Albany, NY 12206	Roof Type	Asphalt
Year Built	1952	Zoning	M1 (General Industrial)
Total Building SF	17,216± SF	Occupancy	Single Tenant
Power	Single Phase	Truck Level Doors	Two
Construction	Block, Metal	Grade Level Doors	Two
Land Area	0.46± AC	Floors	Single Story
Office Area	216± SF	Signage	Building
Utilities	Public water/sewer	Clear Height	14'-20'



Location	Distance	Time
I-90 (NYS Thruway)	±1.0 Miles	±2 Minutes
I-87 (Adirondack Northway)	±7.0 Miles	±10 Minutes
I-787	±2.5 Miles	±5 Minutes
Albany International Airport	±8 Miles	±13 Minutes



**For additional information, please
contact:**



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