



~49,865 SF For Sublease

100 COHOES AVENUE | TROY, NEW YORK



BUILDING SPECIFICATIONS



Total Building SF: ~120,000 sf

Total Available SF: ~49,865 sf

Lease Expiration: November 30, 2030

Office: ~3,080 sf

Warehouse: ~46,785 sf
includes 9,118 sf hazardous materials
containment room

Built: 2022

Acreage: ~14.15 acres

Construction:

- Walls: Insulated Metal Panel
- Floors: Concrete
- Columns: 10" steel H
- 6" floor slab thickness

Loading:

Five (5) total doors as follows:

One (1) 12' x 14' ramped drive in door; Four (4) 9'x10' dock high loading doors with MetroDock Locks, seals and manual load levelers

Ceiling Height:

30'

Column Spacing:

50' x 50'

Sprinkler:

ESFR system

Lighting:

LED

Electric:

400 amp, 480 volt service

Heat:

Ceiling mounted, natural gas fired Cambridge units

Ventilation:

Two (2) HVLS fans located in the warehouse area

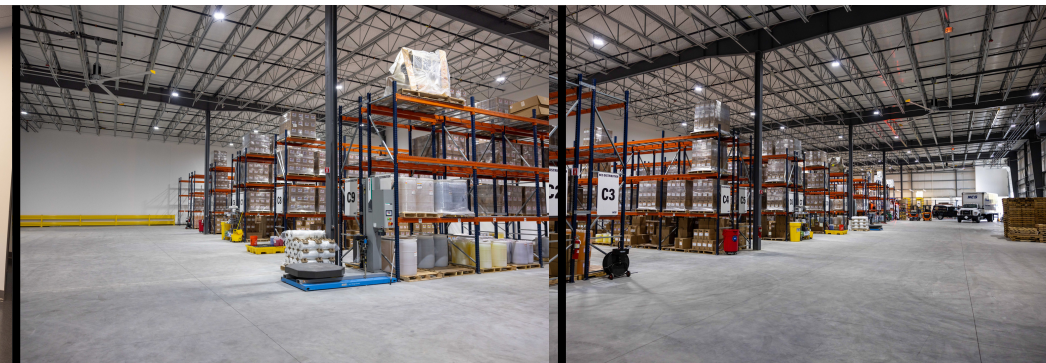
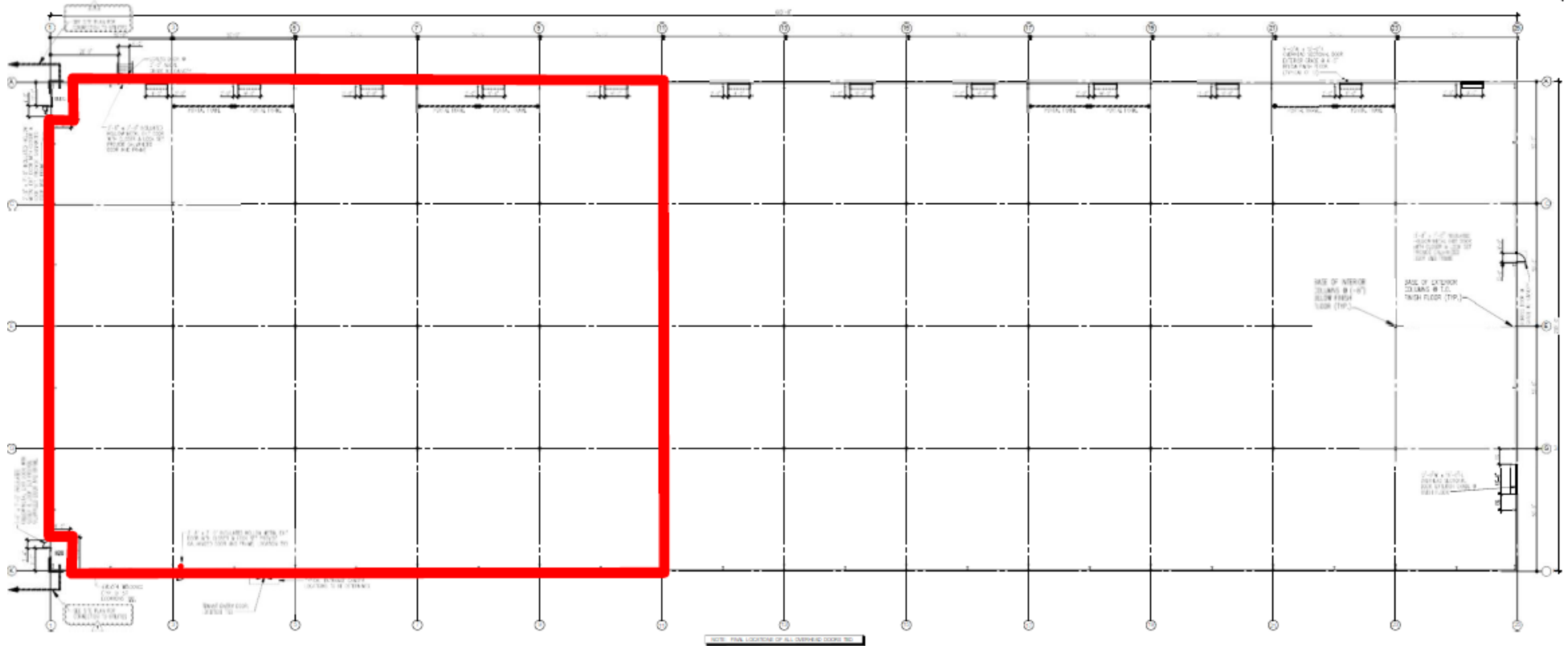
Utilities:

- Electric: National Grid
- Water & Sewer: Village of Green Island

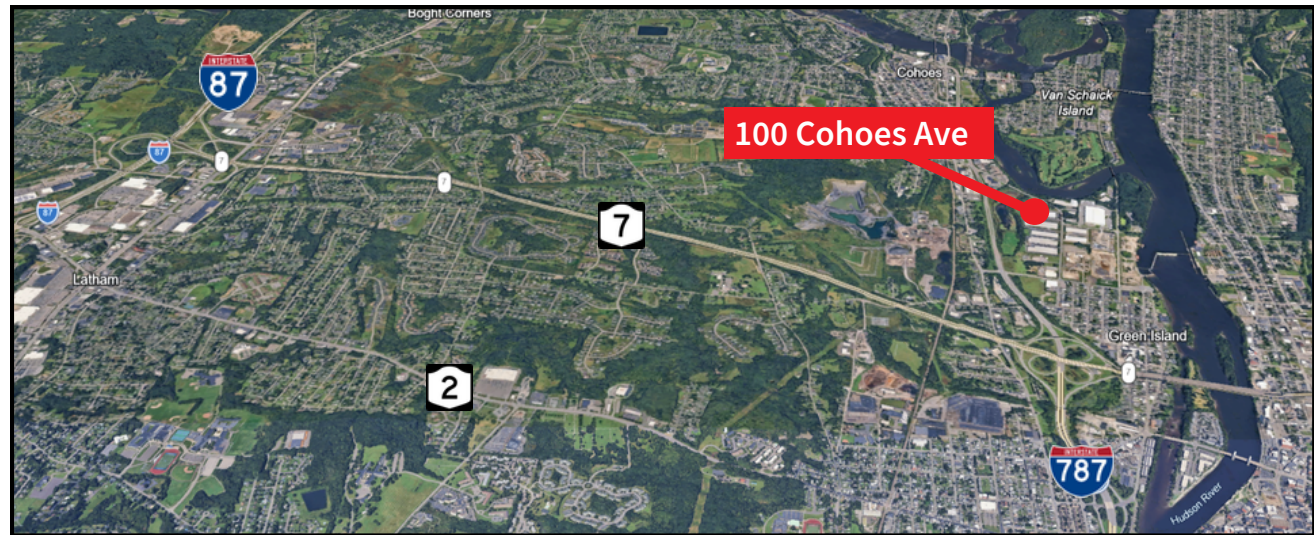
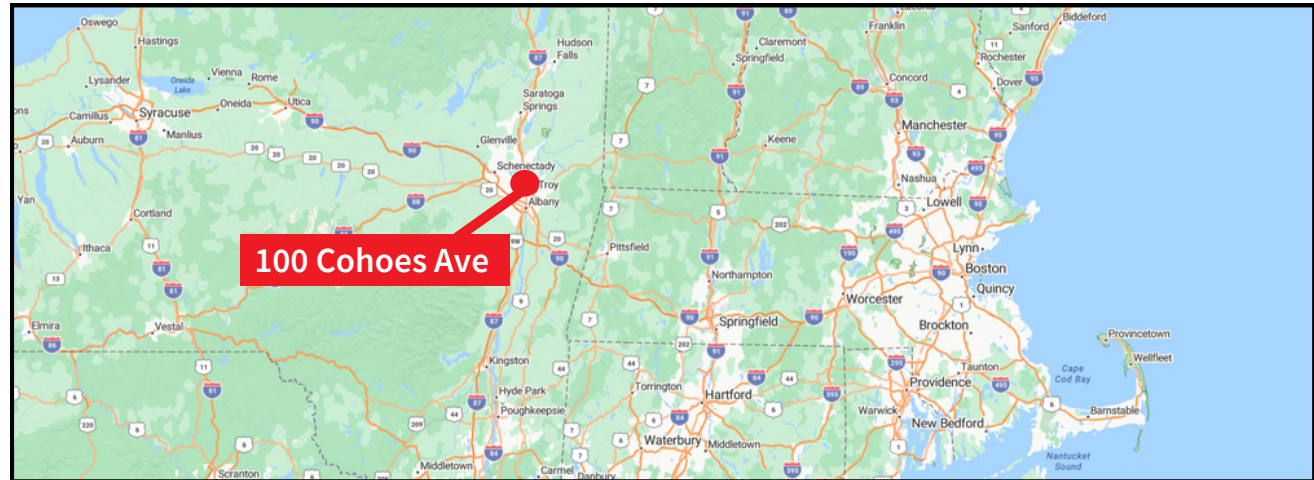
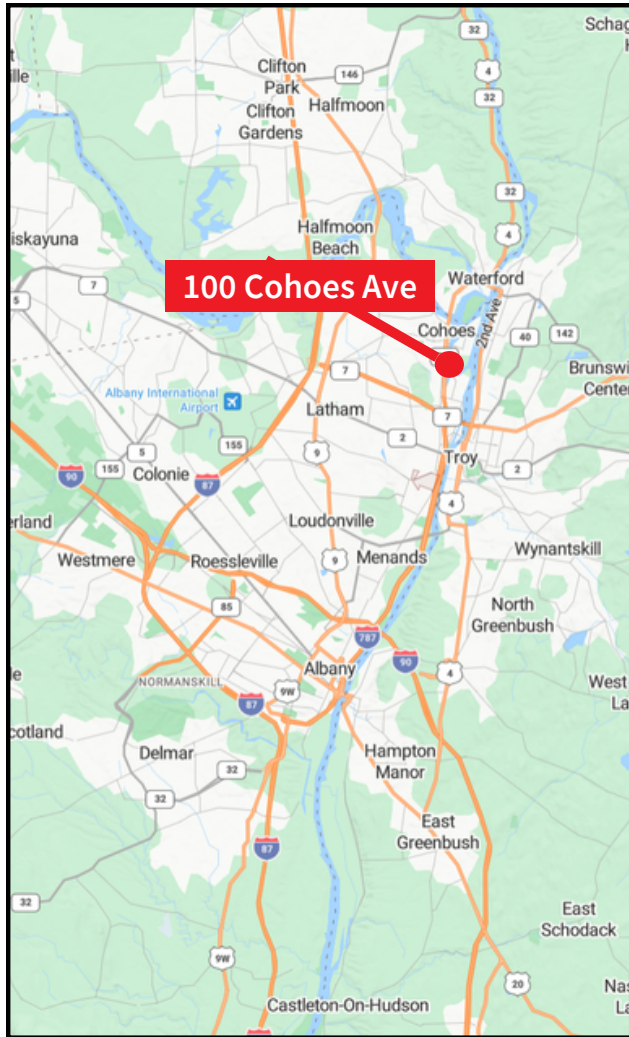
Parking:

~60 paved and lined auto spaces

BUILDING FLOOR PLAN AND IMAGES



LOCATION MAPS



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