

51,136 SF

OFFICE/FLEX SPACE

FOR SALE

10 NORTH FERRY STREET, ALBANY, NY 12207



BILLBOARD
INCOME



HIGHWAY
VISIBILITY WITH
IMMEDIATE
ACCESS



IMMEDIATE
DELIVERY



**STANDARD BROKERAGE
COMPANY**
4 Executive Park Drive
Albany, NY 12203
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PROPERTY OVERVIEW

Construction	Concrete Block
Roof	EPDM
Stories	1
Year Built	1920 (expanded in 1980)
Building Size	51,136 SF
Office Space	2,500 SF
Lot Size	2.4 Acres
Asking Price	\$4,500,000
Real Estate Taxes	\$60,468
Income & Expenses	Contact Listing Broker
Billboard	Contact LBO for Lease Terms
Ceiling Height	17'
Columns	30 x 30
Power	1,000 Amp 3-Phase
Sprinkler	Wet
Utilities (Gas, Electric)	National Grid
Water and Sewer	Municipal
Zoning	Mixed Use, Form Based Warehouse District (City of Albany)
Delivery	Immediate



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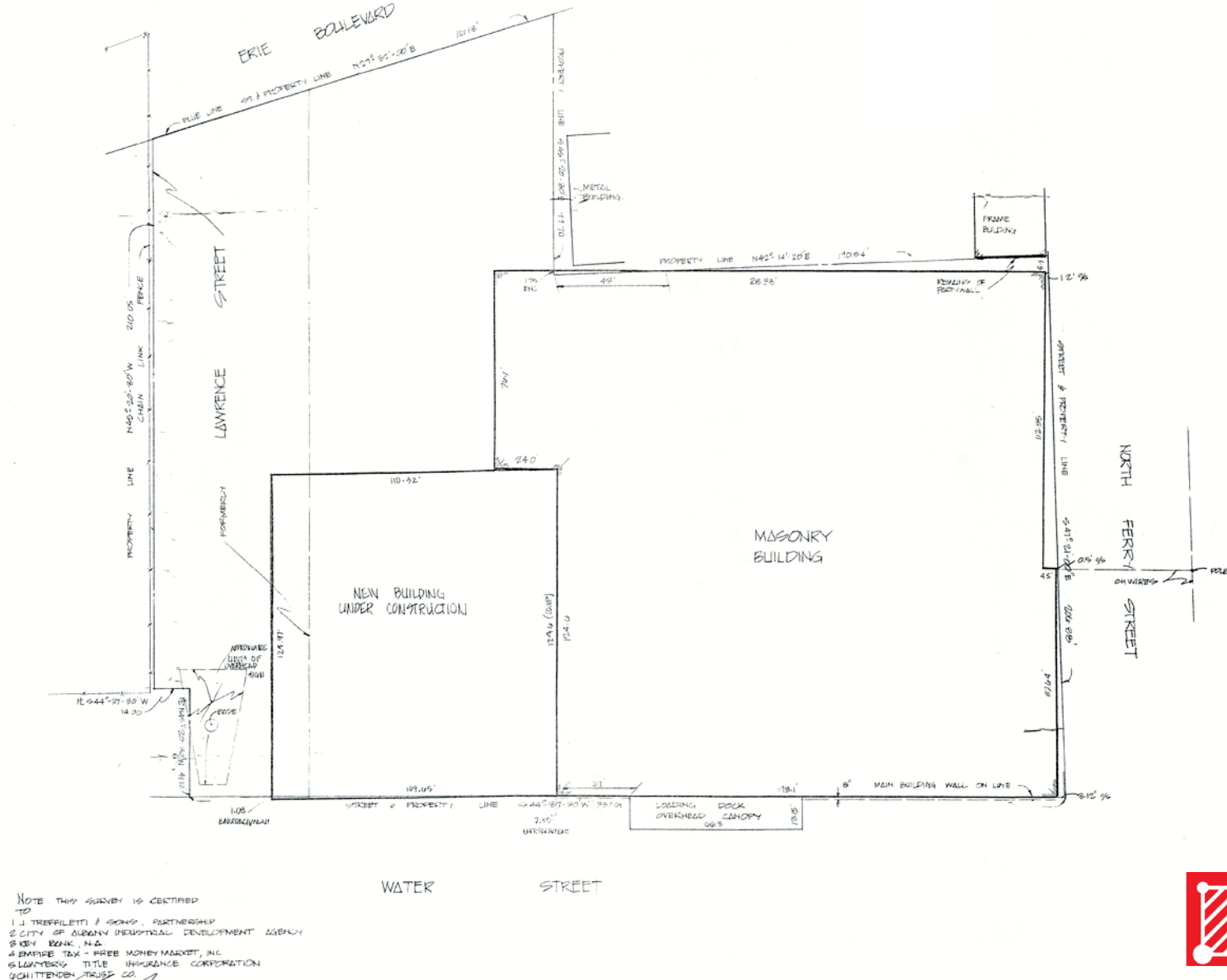


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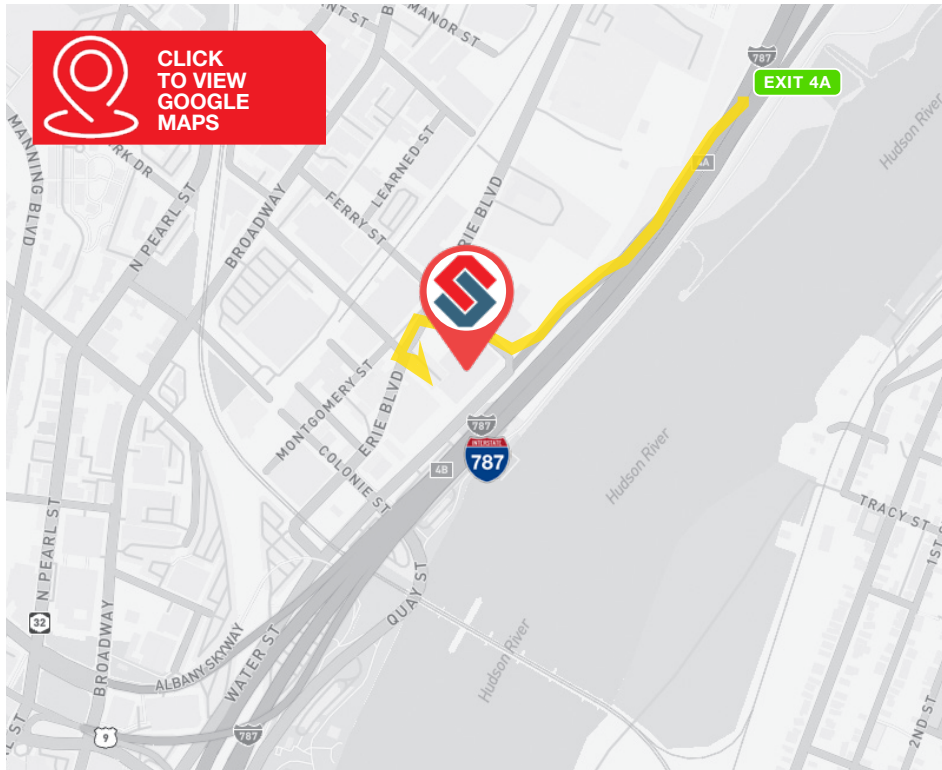
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HIGHWAY ACCESS



Albany International Airport	12.1 miles
Downtown Albany	under 4 miles
I-87 (Exit 24)	11.4 miles
I-90 (Exit 2)	9.2 miles
I-787 (Exit 4A)	under .05 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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