



**CUSHMAN &  
WAKEFIELD**



**Pyramid Brokerage  
Company**

**375 Bay Road  
Queensbury, NY 12804**



**FOR LEASE**

**30,960± SF**

**EXCLUSIVE CONTACT**

**Michael Struzzi**

**Real Estate Salesperson**

**+1 518 878 4759**

**mstruzzi@pyramidbrokerage.com**

**MULTIPLE SUITES  
AVAILABLE**

40 British American Blvd  
Latham, New York 12110

**+1 518 489 9199**

**pyramidbrokerage.com**

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**FOR LEASE**

## EASILY ACCESSIBLE PROFESSIONAL SPACE

### Property Highlights

- Multiple Suites Available
- Floor 2 Suite 201: 3488± SF Available
- Floor 2 Suite 202: 3467± SF Available
- Floor 1 Suite 103: 954± SF Available
- Convenient access to I-87 and Route 9
- Potential Pad Site

| Demographic         | 1 Mile   | 3 Miles  | 5 Miles  |
|---------------------|----------|----------|----------|
| Population          | 3,941    | 34,941   | 64,252   |
| Households          | 2,004    | 16,576   | 29,070   |
| Average H.H. Income | \$80,136 | \$93,402 | \$95,434 |
| Daytime Employees   | 6,617    | 34,735   | 43,515   |

Source: ESRI

### Traffic Counts

Bay Road 12,604 AADT

Source: NYS DOT

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## MULTIPLE SUITES IMMEDIATELY AVAILABLE

### Property Highlights

|                     |                                       |                |              |
|---------------------|---------------------------------------|----------------|--------------|
| Address             | 375 Bay Road,<br>Queensbury, NY 12804 | Ceiling Height | 10'          |
| Year Built          | 2003                                  | Signage        | Monument     |
| Total Building SF   | 30,960± SF                            | Occupancy      | Multi-Tenant |
| Available SF        | 3,488± SF, 3,467± SF, 954± SF         | Zoning         | CI           |
| Passenger Elevators | One                                   | Parking        | Ample        |
| Land Area           | 4.05± AC                              | Floors         | Two          |
| Utilities           | Municipal Water/Sewer                 | Municipality   | Queensbury   |
| Tax ID              | 296.19-1-32                           | Class          | B            |





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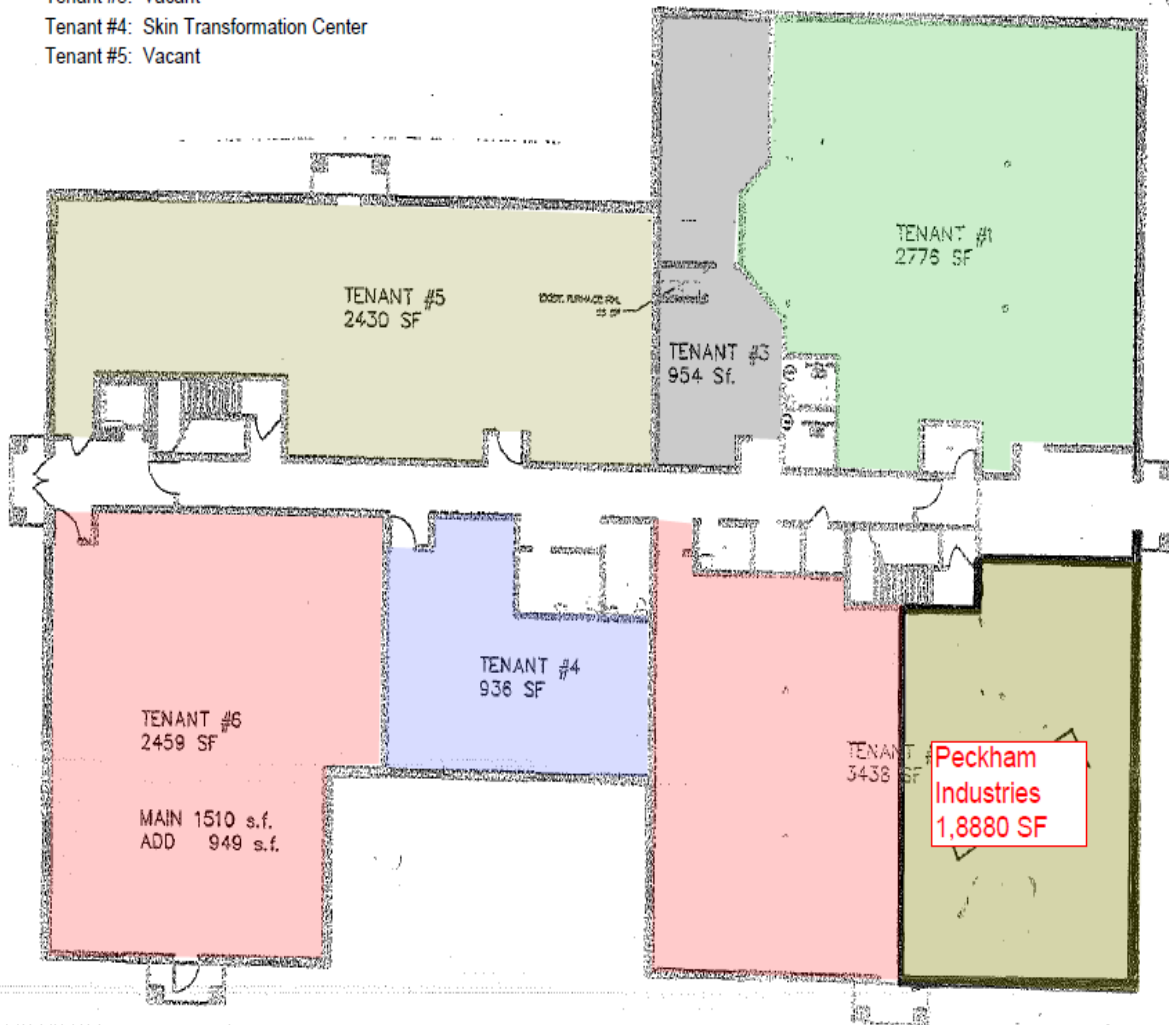
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# FLOOR PLAN - FIRST FLOOR

- Tenant #1: Adirondack Advanced Imaging  
Tenant #2,6: Internal Revenue Service  
Tenant #3: Vacant  
Tenant #4: Skin Transformation Center  
Tenant #5: Vacant

*Bay Rd*



## FIRST FLOOR PLAN

GROSS S.F. 15,984

NET RENTABLE S.F. 12,993



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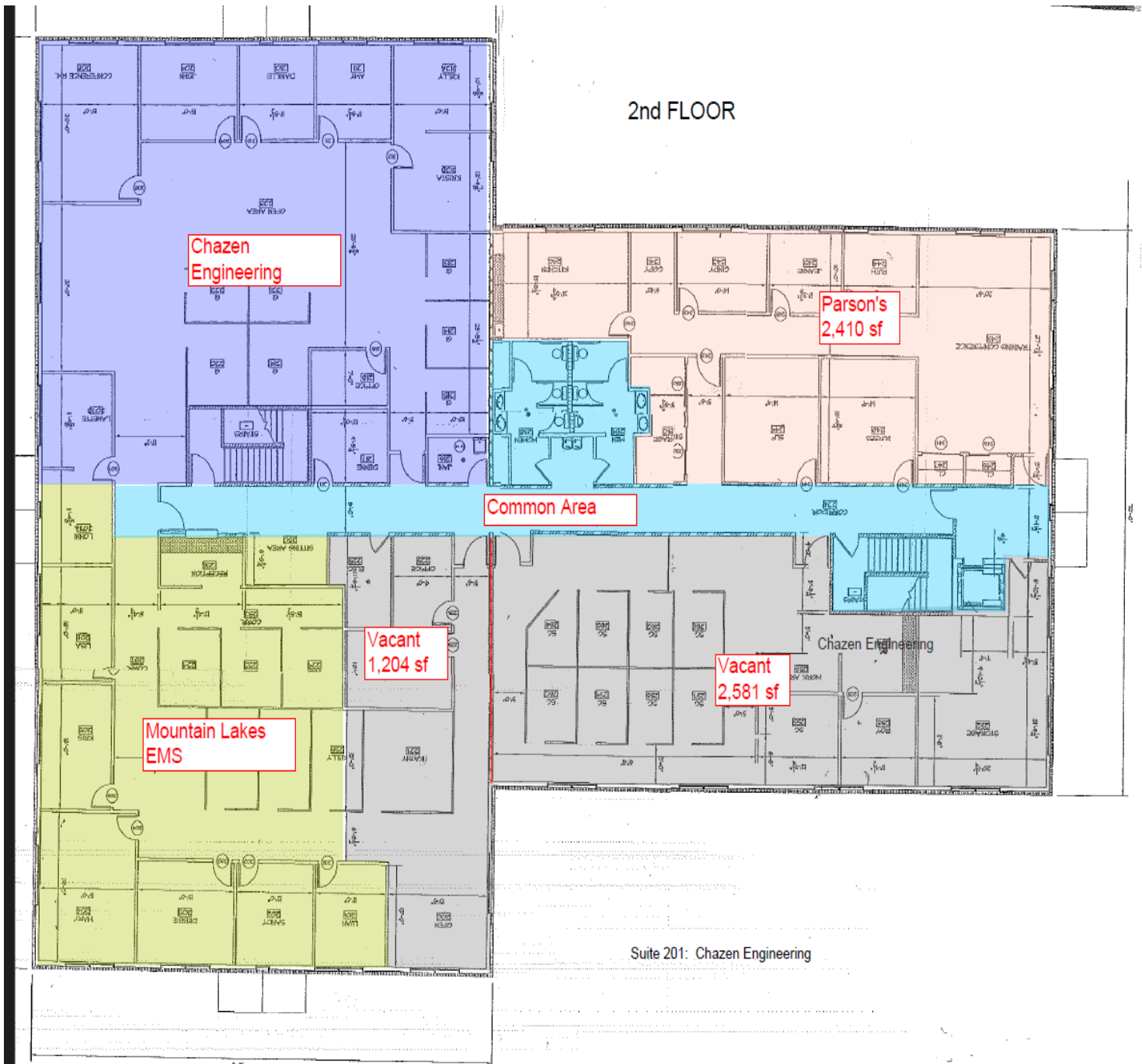


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# FLOOR PLAN - SECOND FLOOR

2nd FLOOR



Suite 201: Chazen Engineering



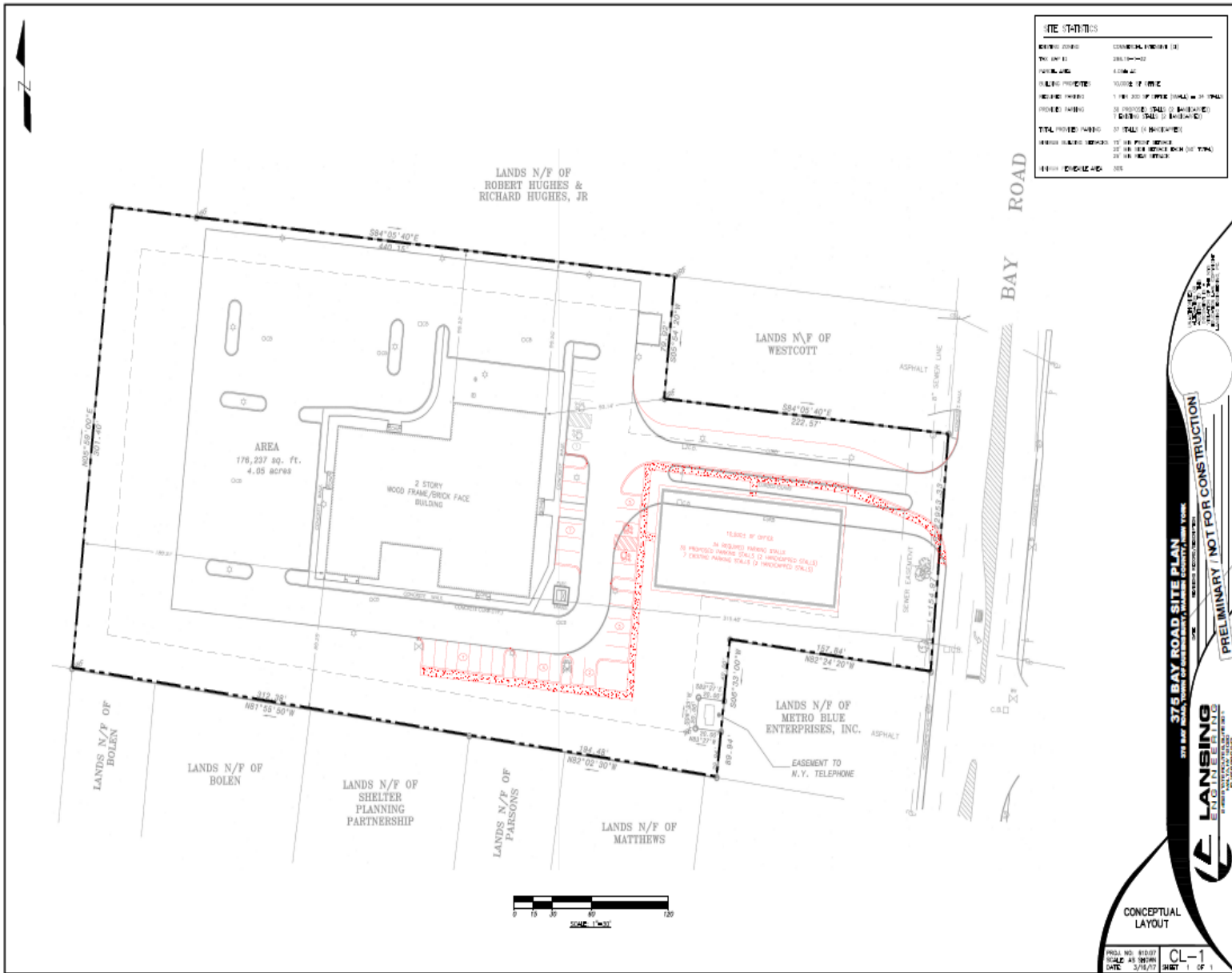
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# POTENTIAL 10,000± SF PAD SITE LAYOUT





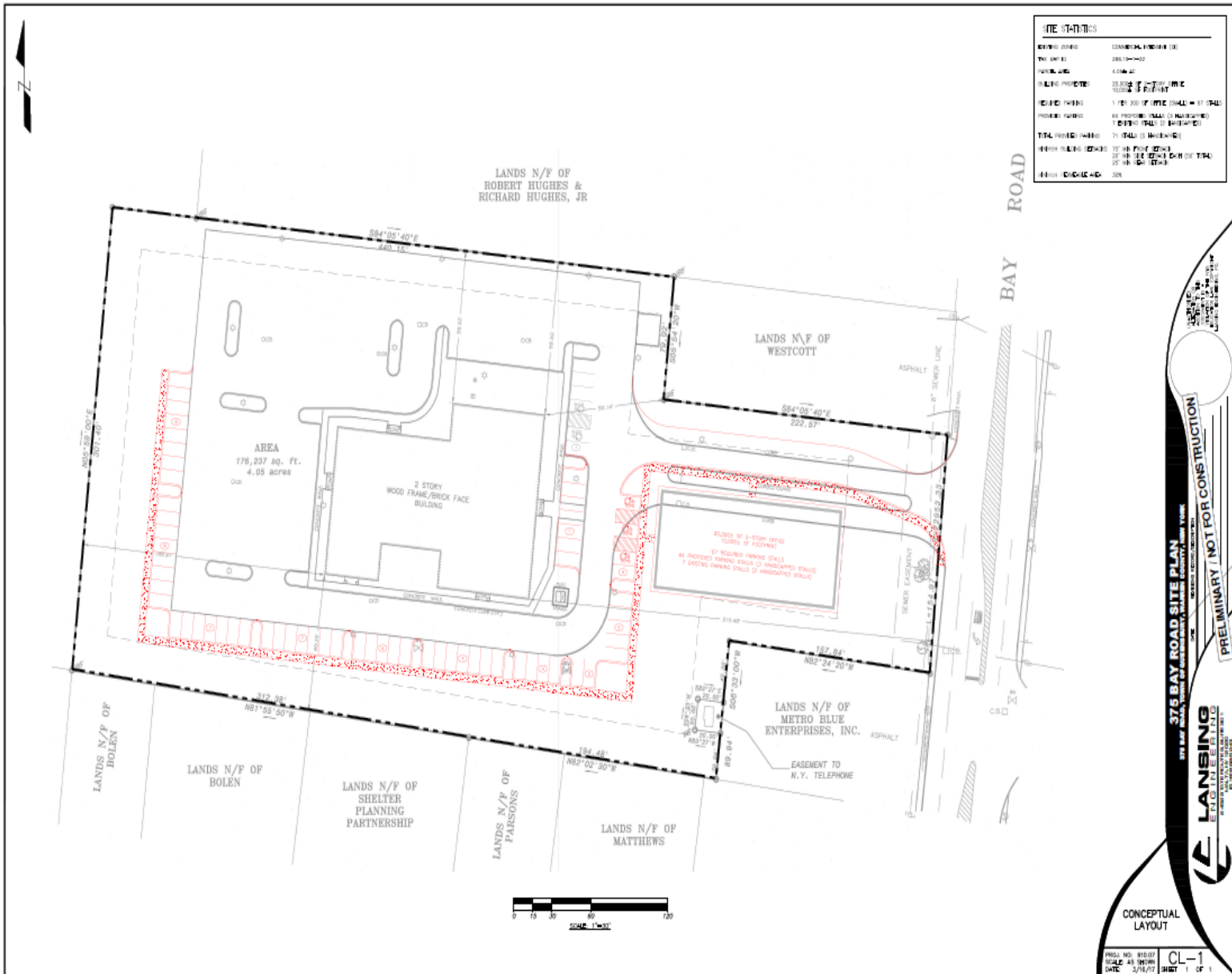
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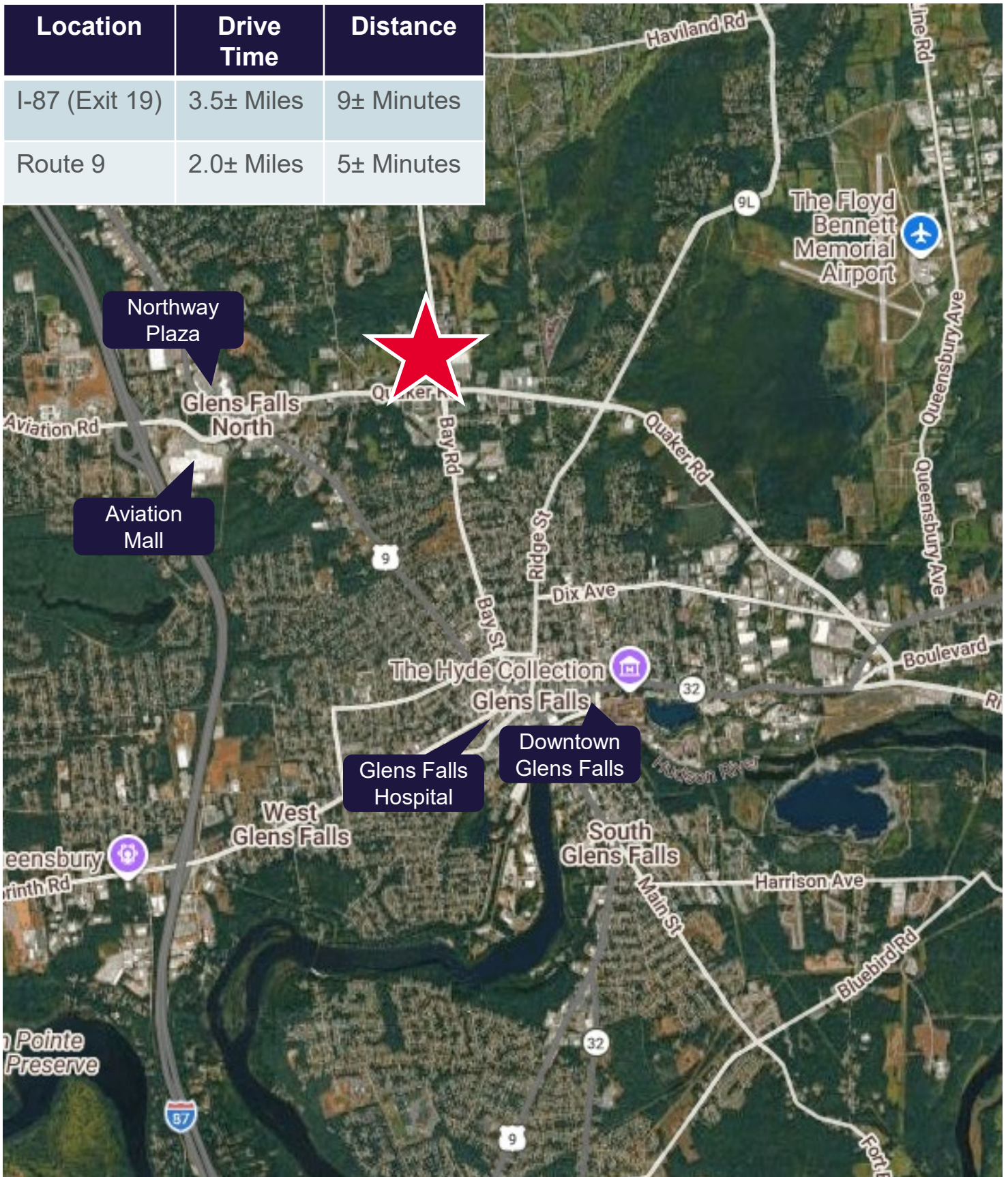
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# POTENTIAL 20,000± SF PAD SITE LAYOUT





| Location       | Drive Time | Distance   |
|----------------|------------|------------|
| I-87 (Exit 19) | 3.5± Miles | 9± Minutes |
| Route 9        | 2.0± Miles | 5± Minutes |







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**For additional information, please  
contact:**



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