

FOR LEASE

33,375 sq. ft.

CLASS A

INDUSTRIAL

30A POST ROAD

ALBANY, NY 12205

Tyler Culberson, SIOR

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ROSENBLUM

33,375 sq. ft. available within a 55,550 sq. ft. Class A Industrial building owned and managed by Rosenblum Companies. Rosenblum owns over 490,000 sq. ft. of industrial space within this park. The available space is currently configured as an indoor trampoline park. Existing canopies can be removed to provide additional loading positions. Existing office can be reconfigured to suit tenants needs.

PROPERTY FEATURES

- Price: \$7.00/ sq. ft.
- NNN: \$2.70/sq. ft.
- Loading: (3) Existing docks include hydraulic levelers
- Ceiling Height: 28' clear
- Column Spacing: 36'x36'
- Wet sprinkler system
- Warehouse space is air-conditioned

INTERIOR AND EXTERIOR



Current interior configuration

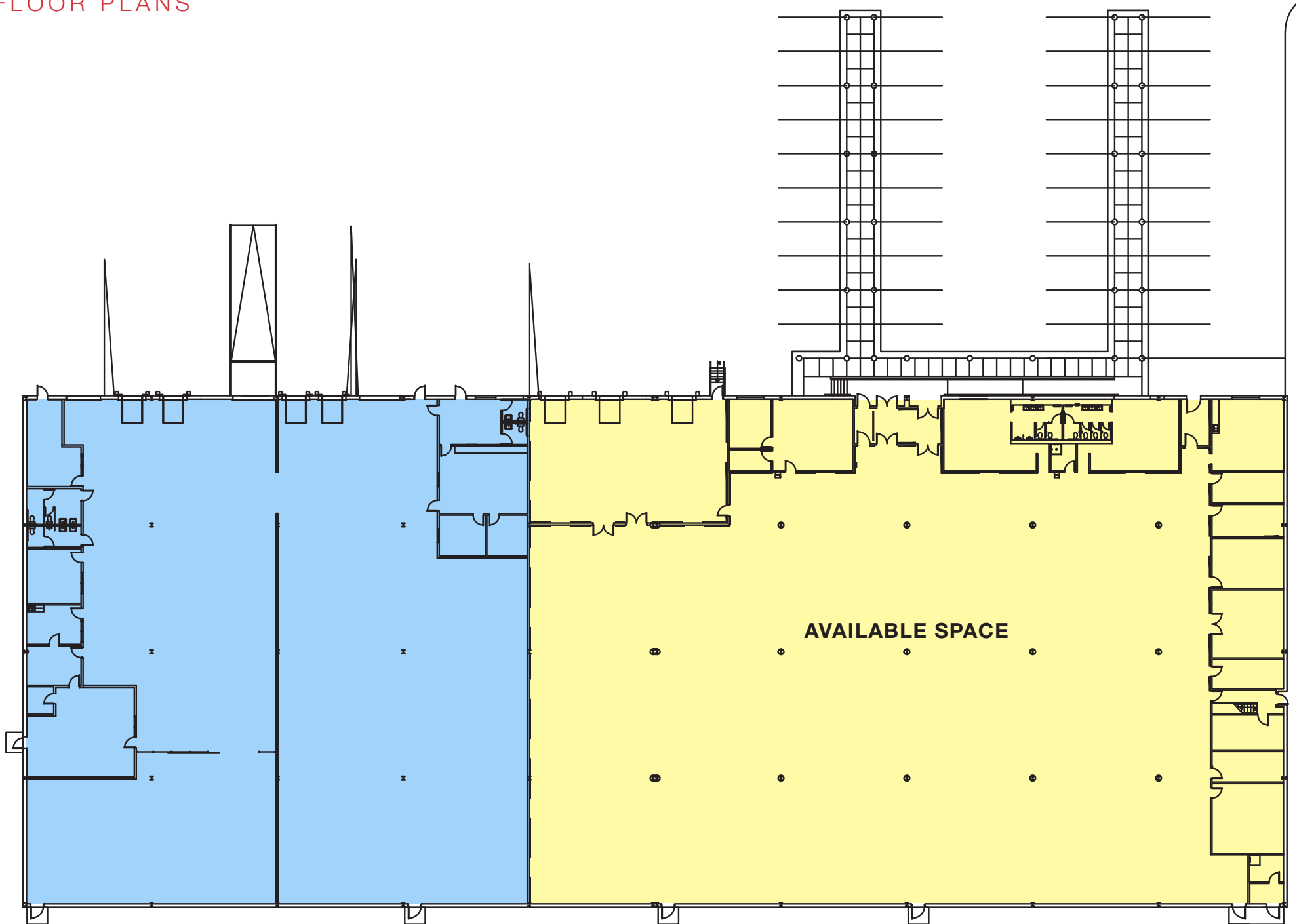


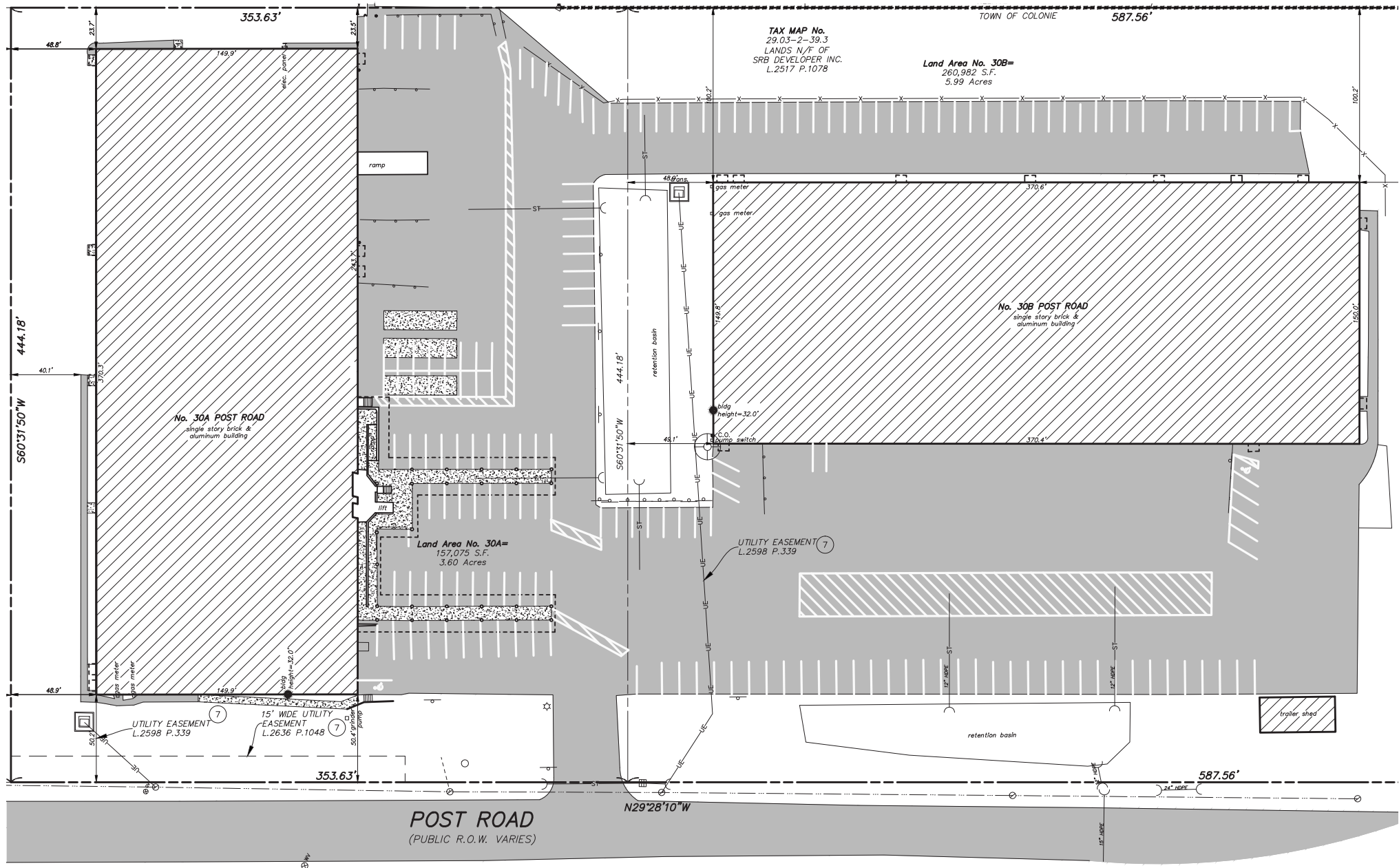
Potential interior reconfiguration



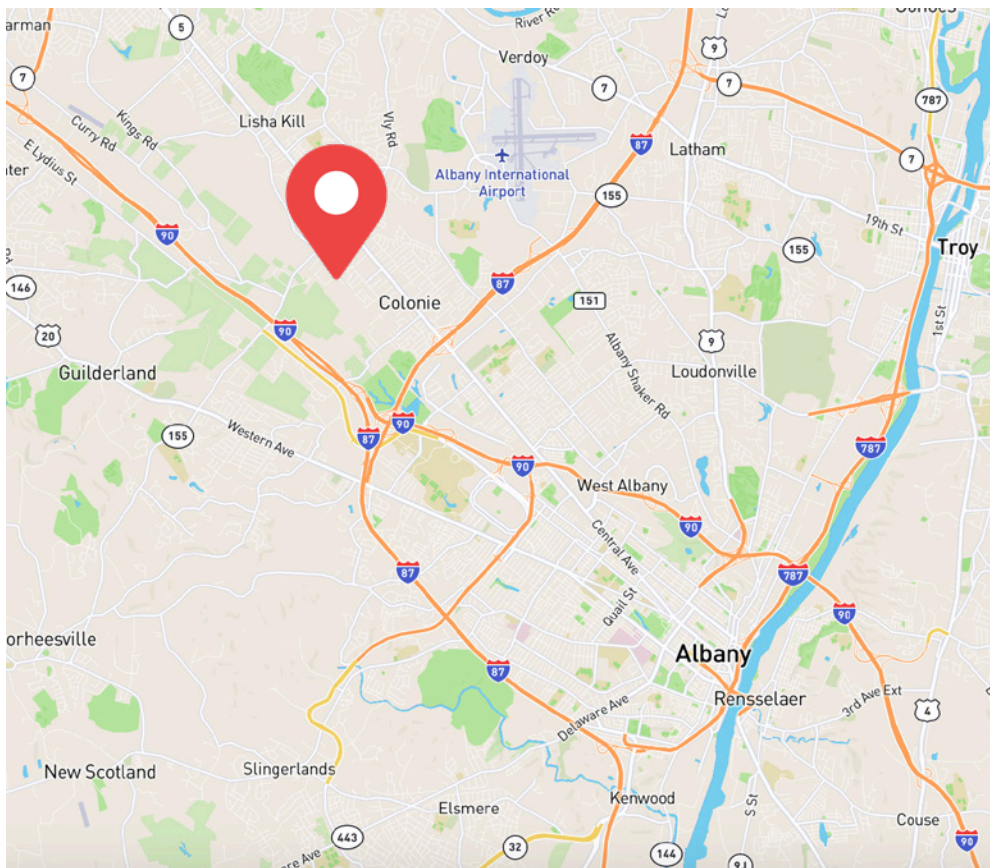
Example of potential loading reconfiguration.

FLOOR PLANS





LOCATION



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