

14 JUPITER LANE

Albany, NY 12205

FOR LEASE | OFFICE/WAREHOUSE SPACE

EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF: 6,000 SF

Lease Rate: \$7.00 SF/yr (NNN)

Building Size: 30,800 SF

PROPERTY OVERVIEW

Office/Warehouse Park located in the heart of the Capital Region. Great location for distributors, service type business, healthcare industries, etc. Located off Central Ave.

PROPERTY HIGHLIGHTS

- First Class Business Park
- Professionally Designed Floor Plans
- Spaces Finished to Tenant's Specifications
- Ample Parking
- Loading Docks with Levelers
- Drive In Doors 12' by 14'
- Easy Access off Central Ave. & NYS Thruway
- 9 Ft Office Ceilings/18+ Warehouse Ceilings

Ben Feinman

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Barry Feinman

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VF Vanguard-Fine, LLC
Commercial Real Estate Professionals

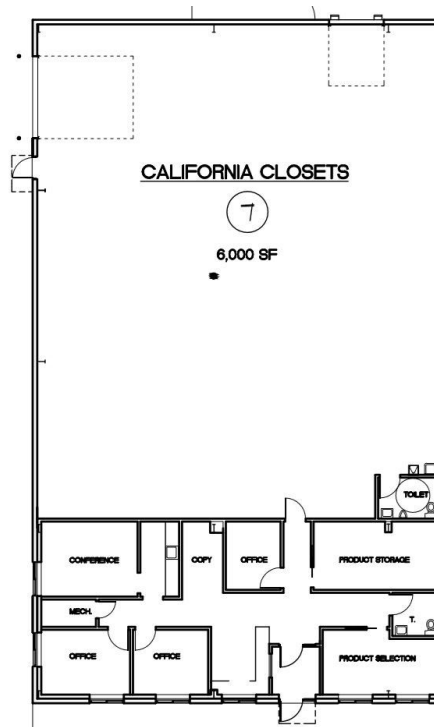
Vanguard-Fine, LLC Commercial Real Estate Professionals is a Licensed Real Estate Broker
This plan is for informational purposes only and no representations are made. Current conditions must be confirmed by each prospective buyer/tenant

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ADDITIONAL PHOTOS



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LOCATION MAPS



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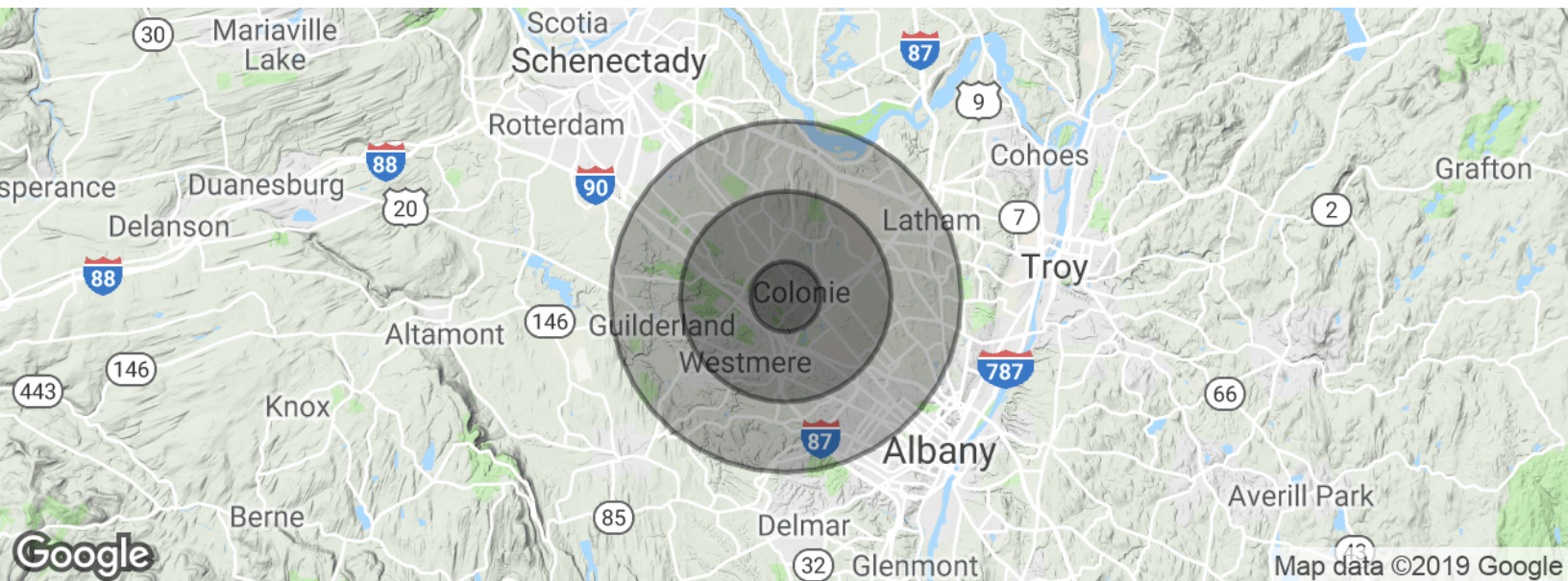
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total population	4,978	48,222	132,475
Median age	45.4	38.9	39.7
Median age (Male)	43.7	36.4	37.4
Median age (Female)	46.6	40.7	41.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,048	16,675	51,392
# of persons per HH	2.4	2.9	2.6
Average HH income	\$81,198	\$80,260	\$82,088
Average house value	\$215,015	\$219,308	\$239,585

* Demographic data derived from 2010 US Census

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