

27,967 SF

INDUSTRIAL WAREHOUSE SPACE

FOR LEASE

20 POST ROAD, ALBANY, NY 12205



3 DOCKS &
3 OHDS



PROXIMATE TO
I-87 AND I-90



IMMEDIATE
DELIVERY



**STANDBROKERAGE
COMPANY**
4 Executive Park Drive
Albany, NY 12203
standardbrokerageco.com

TYLER CULBERSON, SIOR
President & Principal Broker
M: (518) 857-0586
O: (518) 618-0590, ext. 402
E: tculberson@standardbrokerageco.com

DANIEL SLOTE, SIOR
Associate Real Estate Broker
M: (518) 322-9752
O: (518) 618-0590, ext. 404
E: dslote@standardbrokerageco.com

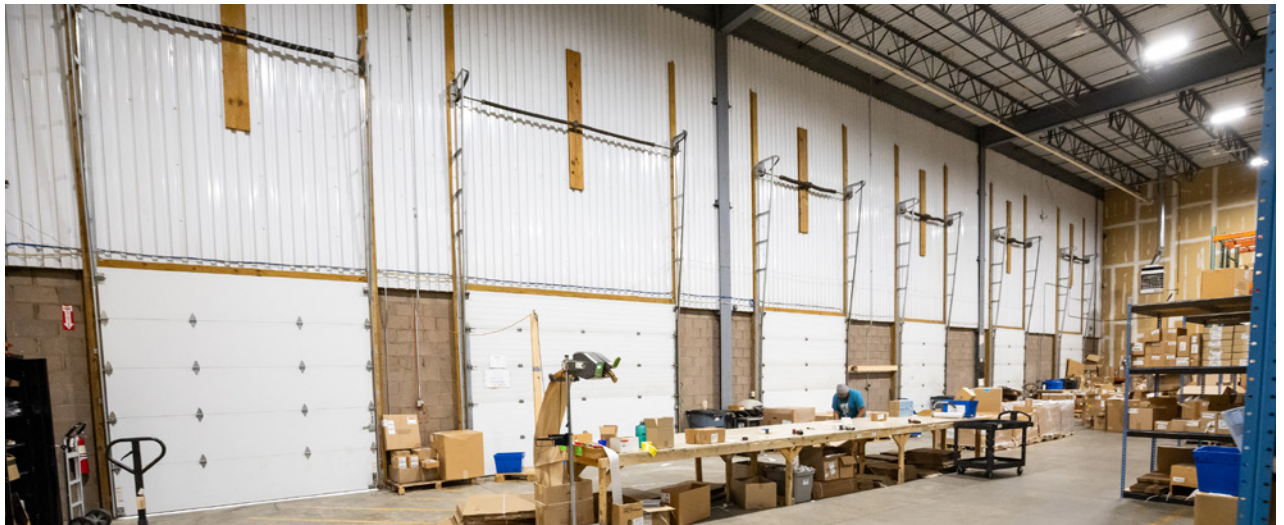
Professionally Owned & Managed By

 **ROSENBLUM**
BETTER SPACES

FOR LEASE | 20 POST ROAD, ALBANY, NY 12205

PROPERTY OVERVIEW

Construction	Block
Roof	Rubber
Total Building Size	55,550 SF
Available	27,636 SF (24,883 SF Warehouse & 2,800 SF Office)
Lot Size	1.7 Acres
Lease Rate	\$8.50/SF NNN
Estimated NNN	Est. \$3.04/SF
Loading	3 Docks & 3 OHDs
Total Parking	25 Spaces
Ceiling Height	28' Clear
Column Spacing	40' x40'
Yard	Fenced & Gated
Lighting	LED
Sprinkler	Wet
Electrical	3 Phase
Utilities (Gas & Electric)	National Grid
Heat	Gas
Water & Sewer	Municipal
Zoning	Industrial, Town of Colonie
Delivery	Immediately



**STANDBROKERAGE
COMPANY**
4 Executive Park Drive
Albany, NY 12203
standardbrokerageco.com

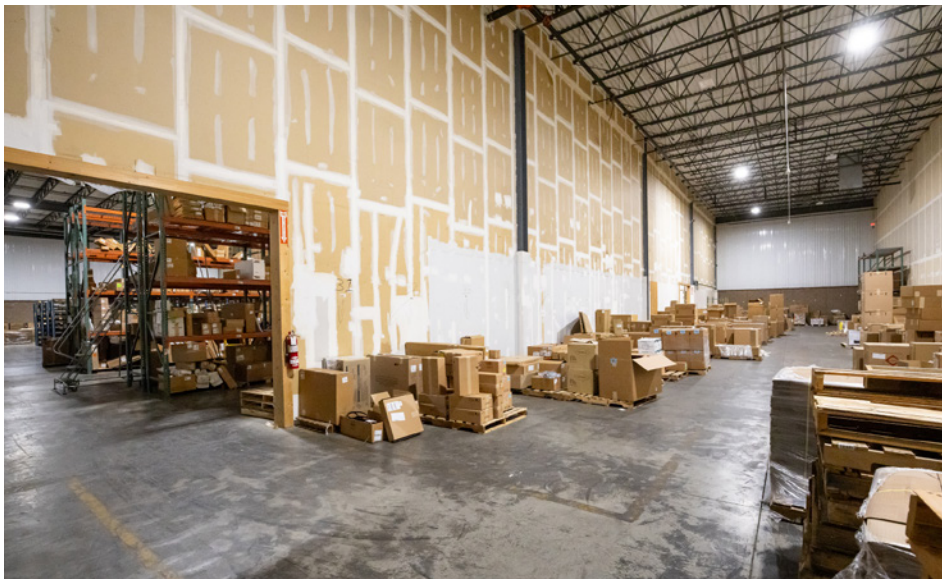
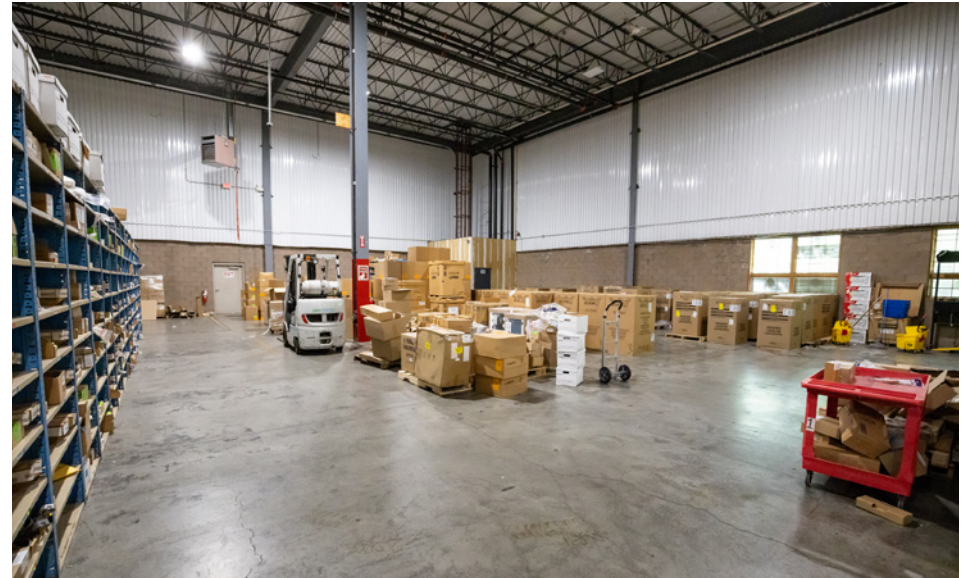
TYLER CULBERSON, SIOR
President & Principal Broker
M: (518) 857-0586
O: (518) 618-0590, ext. 402
E: tculberson@standardbrokerageco.com

DANIEL SLOTE, SIOR
Associate Real Estate Broker
M: (518) 322-9752
O: (518) 618-0590, ext. 404
E: dsloate@standardbrokerageco.com

Professionally Owned & Managed By

ROSENBLUM
BETTER SPACES

FOR LEASE | 20 POST ROAD, ALBANY, NY 12205



**STANDBROKERAGE
COMPANY**
4 Executive Park Drive
Albany, NY 12203
standardbrokerageco.com

TYLER CULBERSON, SIOR
President & Principal Broker
M: (518) 857-0586
O: (518) 618-0590, ext. 402
E: tculberson@standardbrokerageco.com

DANIEL SLOTE, SIOR
Associate Real Estate Broker
M: (518) 322-9752
O: (518) 618-0590, ext. 404
E: dsloate@standardbrokerageco.com

Professionally Owned & Managed By

ROSENBLUM
BETTER SPACES

FOR LEASE | 20 POST ROAD, ALBANY, NY 12205



**STANDBROKERAGE
COMPANY**
4 Executive Park Drive
Albany, NY 12203
standardbrokerageco.com

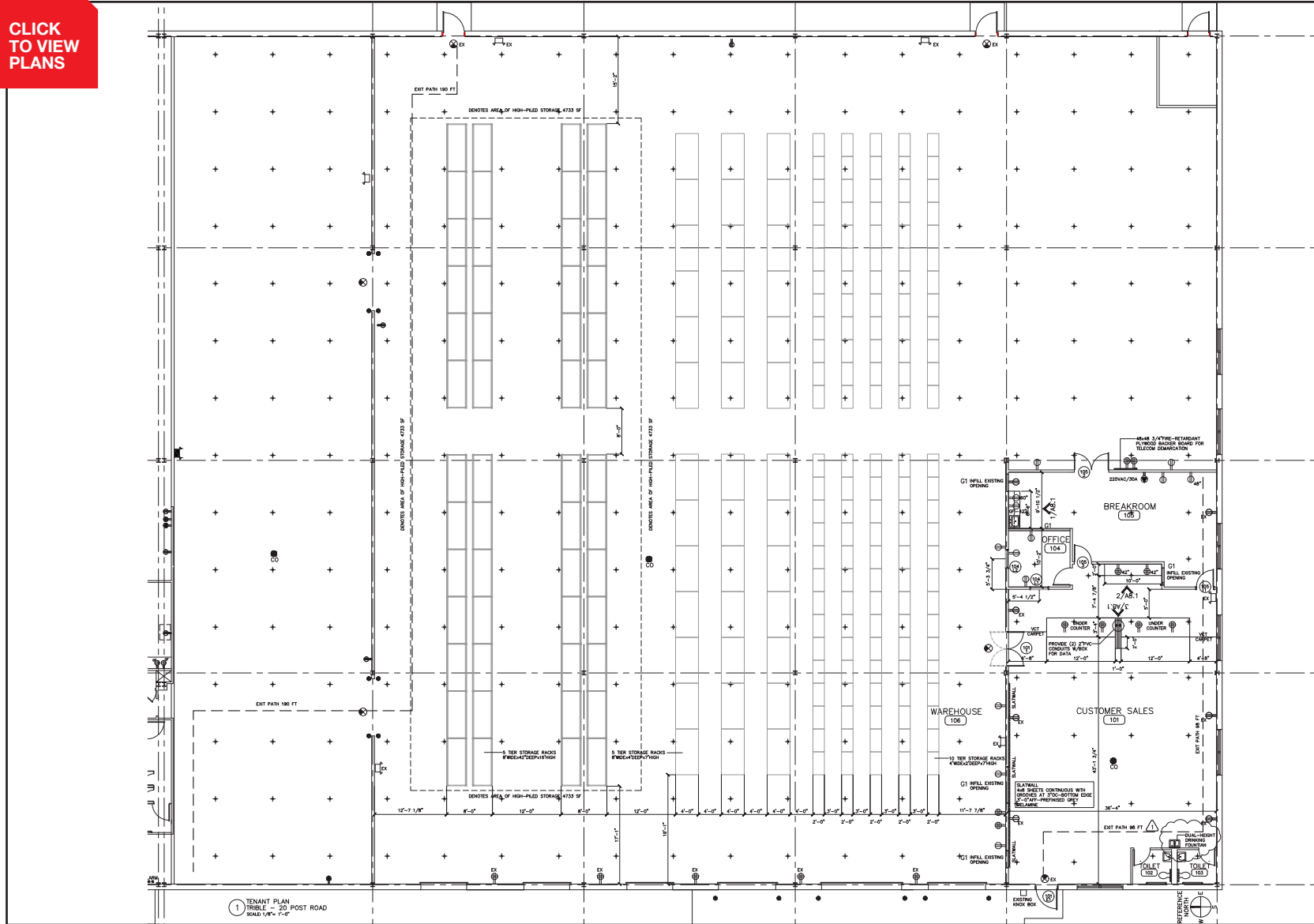
TYLER CULBERSON, SIOR
President & Principal Broker
M: (518) 857-0586
O: (518) 618-0590, ext. 402
E: tculberson@standardbrokerageco.com

DANIEL SLOTE, SIOR
Associate Real Estate Broker
M: (518) 322-9752
O: (518) 618-0590, ext. 404
E: dsloate@standardbrokerageco.com

Professionally Owned & Managed By

ROSENBLUM
BETTER SPACES

FOR LEASE | 20 POST ROAD, ALBANY, NY 12205



**STANDBROKERAGE
COMPANY**
4 Executive Park Drive
Albany, NY 12203
standardbrokerageco.com

TYLER CULBERSON, SIOR
President & Principal Broker
M: (518) 857-0586
O: (518) 618-0590, ext. 402
E: tculberson@standardbrokerageco.com

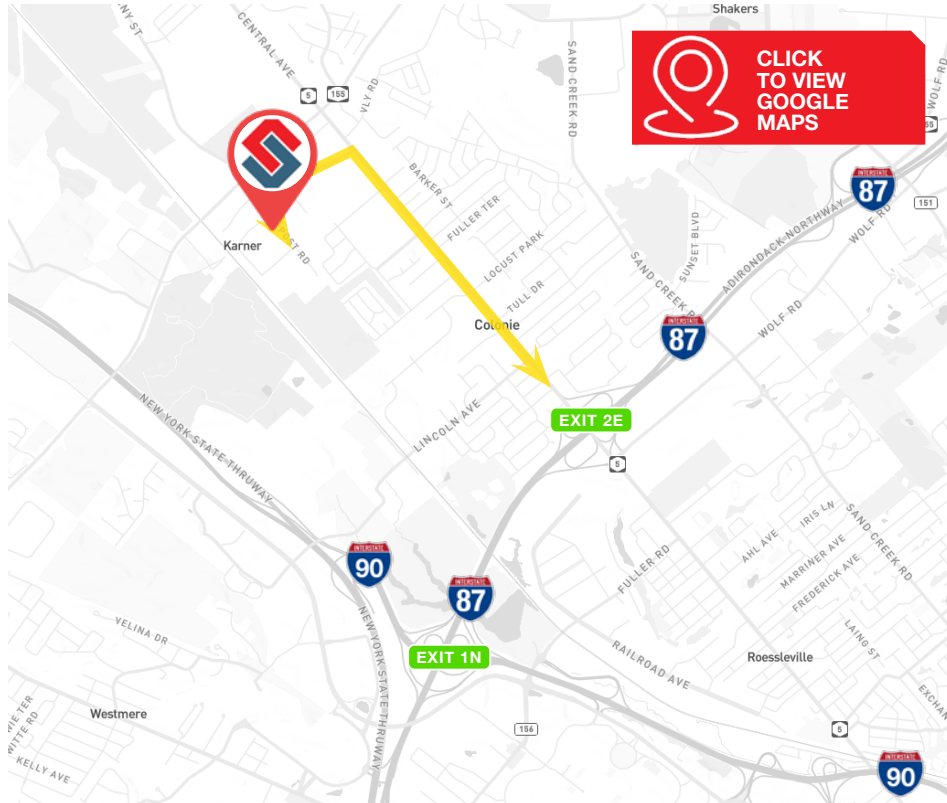
DANIEL SLOTE, SIOR
Associate Real Estate Broker
M: (518) 322-9752
O: (518) 618-0590, ext. 404
E: dsloate@standardbrokerageco.com

Professionally Owned & Managed By



FOR LEASE | 20 POST ROAD, ALBANY, NY 12205

HIGHWAY ACCESS



Downtown Albany ±8 miles

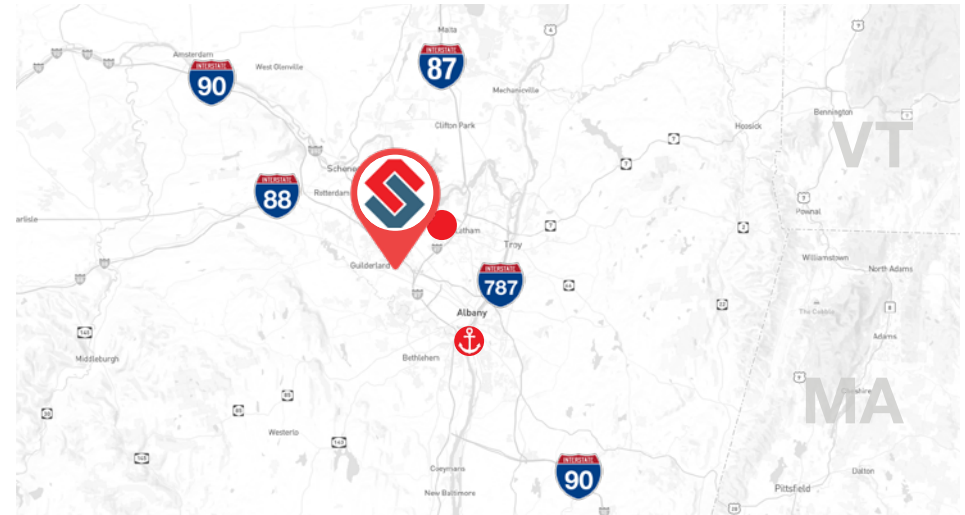
I-90 (Exit 1N) ±5 miles

I-87 (Exit 2E) Under 3 miles

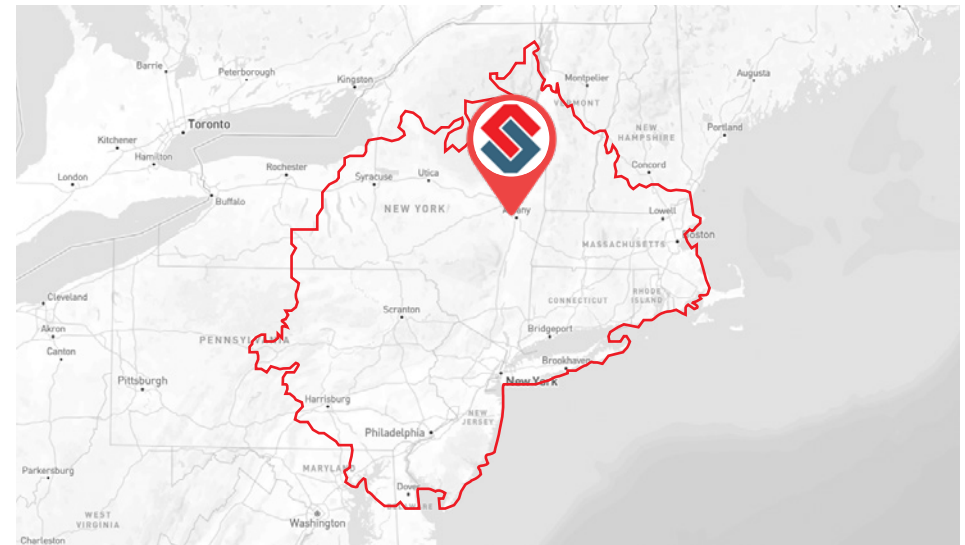
Albany International Airport Under 4 miles

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



**STANDARD BROKERAGE
COMPANY**
4 Executive Park Drive
Albany, NY 12203
standardbrokerageco.com

TYLER CULBERSON, SIOR
President & Principal Broker
M: (518) 857-0586
O: (518) 618-0590, ext. 402
E: tculberson@standardbrokerageco.com

DANIEL SLOTE, SIOR
Associate Real Estate Broker
M: (518) 322-9752
O: (518) 618-0590, ext. 404
E: dslothe@standardbrokerageco.com

Professionally Owned & Managed By

