



35 Commerce Avenue

35 Commerce Avenue, Albany, NY 12206

Industrial Warehouse 61,320 SF

For Lease

\$5.95 - \$6.95/SF/YR

Property Size

70,000 SF

Property Type

Industrial - Warehouse

Date Updated

Nov 15, 2021

FEATURES

Offered for lease is ±44,000 SF warehouse space with additional expansion area of ±17,320 SF to be completed 4th quarter 2021 in a larger ±70,000 SF facility in the West Albany Industrial Park

LOCATION

North side of Commerce Avenue 1/4 mile east of Everett Road. I-90 exit 5 is ±1/2 mile west of site

UTILITIES

Municipal water and sewer

ZONING

I-1 Light Industrial

Space Available

Not Known

Space Type

Warehouse

Lease Rate

\$5.95/SF/YR

Additional Rent

\$2.2/SF/YR

Total Space Available

44,000 SF

Divisible Space

44,000 - 44,000 SF

Available Date

Immediate

Lease Type

NNN

Call For Terms

Yes

Renewal Option

Yes

Sublease

No

Clear Height

26' - 28'

Dock High Doors

5

Grade Level Doors

3

Office Build-Out

3,000 SF

Column Spacing

20' x 60' Feet

Electricity Service

**208 volt/600 amp/3 phase
power**

Fire Sprinklers

Dry

Semi Dock Doors

10

Not Known

Space Type
Warehouse

Lease Rate
\$6.95/SF/YR

Additional Rent
\$2.2/SF/YR

Total Space Available
17,320 SF

Divisible Space
17,320 - 17,320 SF

Available Date
Immediate

Lease Type
NNN

Call For Terms
Yes

Renewal Option
Yes

Sublease
No

Dock High Doors
3