

FOR SALE INDUSTRIAL WITH YARD SPACE

4240 ALBANY STREET
ALBANY, NY 12205



Building 1

PROPERTY FEATURES

- Asking Price: \$1,630,000
- ±12.10 acre site (approximately 5 usable acres) with 23,000 sq. ft. of existing buildings
- 100% absolute net lease industrial investment property
- Leased to National Response Corporation (NRC) through April of 2021
- Current NOI: \$122,508
- Taxes: \$24,781.73
- Water: Municipal
- Heat: GFHA
- Construction: PEMB
- Roof: Metal
- Parking: 50 private spaces
- Zoning: Industrial
- Facility currently permitted under the NYS DEC Part 360 for temp storage of various hazardous and non-hazardous waste streams

Building 1

- Size: ±13,369 sq. ft. (warehouse), ±2,766 sq. ft. (office)
- Ceiling Height: 17'
- Overhead Doors: (1) 12'x12', (1) 14'x14', (1) 10'x10', (2) 8'x8'

Building 2

- Size: ±7,200 sq. ft. (cold storage)
- Ceiling Height: 18'
- Overhead Doors: (4) 14'x14'

EXTERIOR



Building 1, rear



Building 2



Yard



Yard

INTERIOR



Building 1, office



Building 2



LOCATION

