

AVAILABLE

14,400 SF FLEX BUILDING ALONG RAILROAD AVE.
64 RAILROAD AVE., ALBANY, NY 12205



PROPERTY HIGHLIGHTS

- LOCATED ALONG THE DESIRABLE RAILROAD AVENUE INDUSTRIAL CORRIDOR
- LAYOUT ALLOWS FOR A MULTITUDE OF USES INCLUDING SALES/SERVICE COUNTER AND STORAGE
- UNDER 1/2 MILE TO I-87 NORTHWAY & I-90

FEATURES

64 RAILROAD AVE., ALBANY, NY 12205



Flex industrial building situated along the desirable Railroad Avenue industrial corridor. The property features a fenced in yard with loading at both ends of the building allowing flexibility with configuration. A portion of the space is currently built out with sales counter/showroom space and office space.

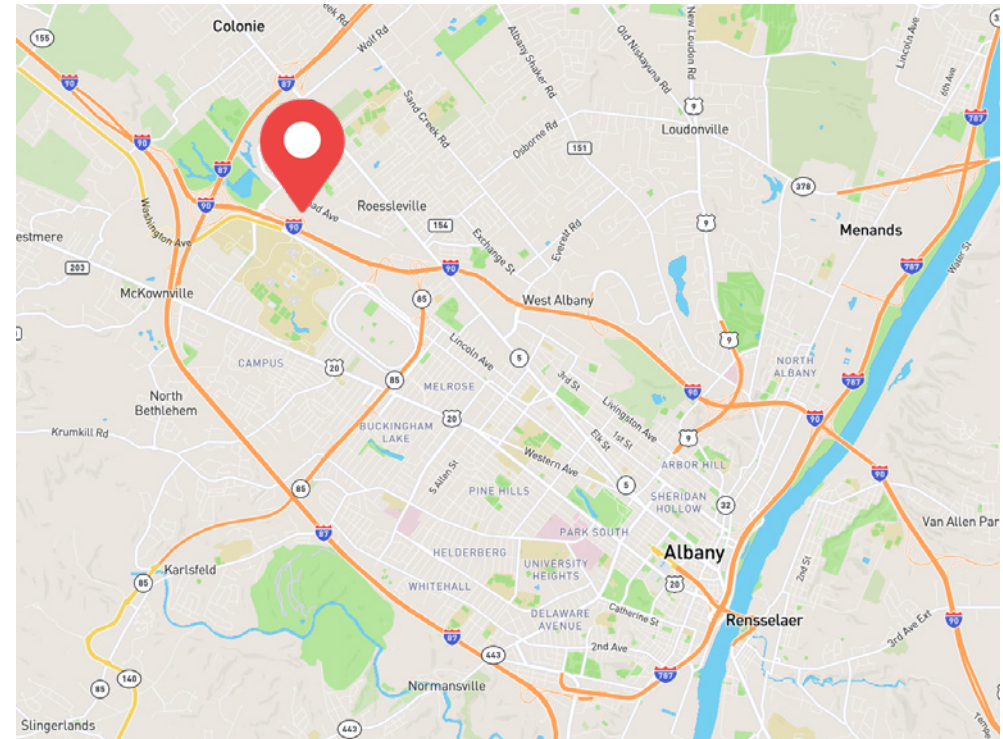
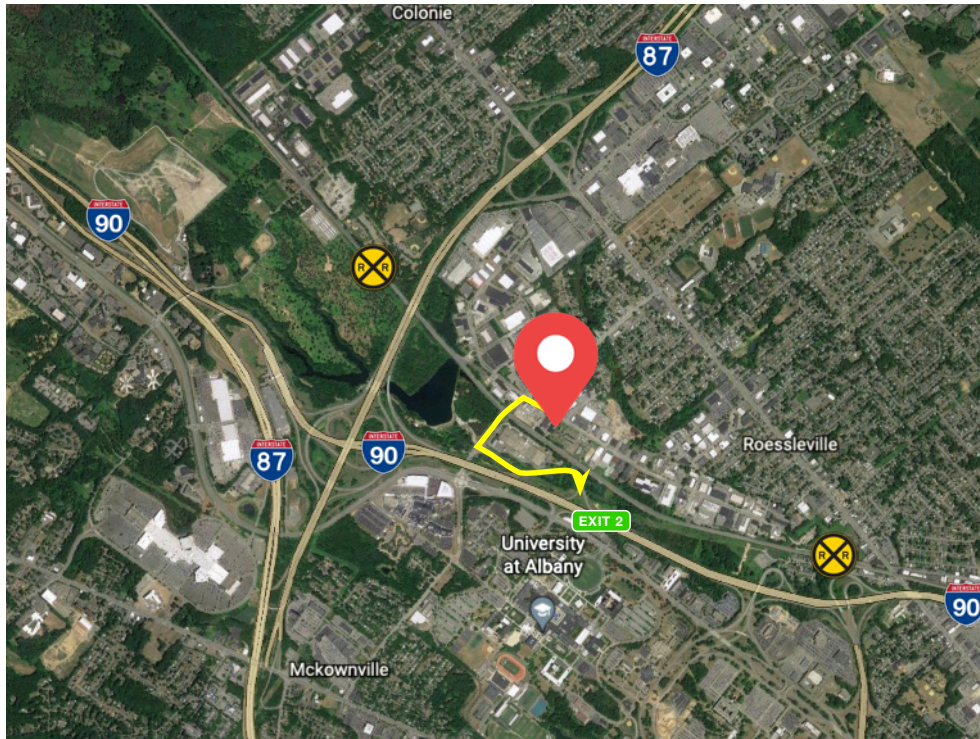
Construction	Wood and stucco	RE Taxes	\$17,996	Lighting	Metal halide
Roof	Rubber	Lease Rate	\$7.00/SF NNN	Electrical	3 phase
Built	1969	Delivery	Negotiable	Zoning	Industrial Town of Guilderland
Size	14,400 SF	Loading	2 docks	Utilities (Gas & Electric)	National Grid
Lot Size	0.83 acres	Ceiling Height	20'	Water & Sewer	Municipal
Sale Price	\$1,300,000	Parking	20 spaces		

SITE
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LOCATION

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- Strategic Location: Upstate New York and Capital Region
- I-90 Exit 2: Under 1/2 mi.
- Albany International Airport: ± 5 mi.