

Contractor Spaces | For Lease

71 Sand Creek Road, Colonie NY 12205

CBRE Upstate NY
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Two Contractor Grade Spaces for Lease

Property Overview

Offered for lease are two ±1,200 SF warehouse/garage suites located in Colonie, NY. Building can be offered as single suites or combined for a ±2,400 SF suite.

Tax ID	54.9-1-29.1
2026 Assessment	\$352,900
Equalization Rate	43.7%
2026 General Tax	\$5,046.02
2025/2026 School Tax	\$10,969.32
Combined Tax	\$16,015.34
Zoning	NCOR: Neighborhood Commercial Office Residential
Utilities	Municipal water and sewer

Each Suite for Lease at: \$1,450/month + Utilities

Contact Us

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71 Sand Creek Road
Colonie | New York 12205

For Lease

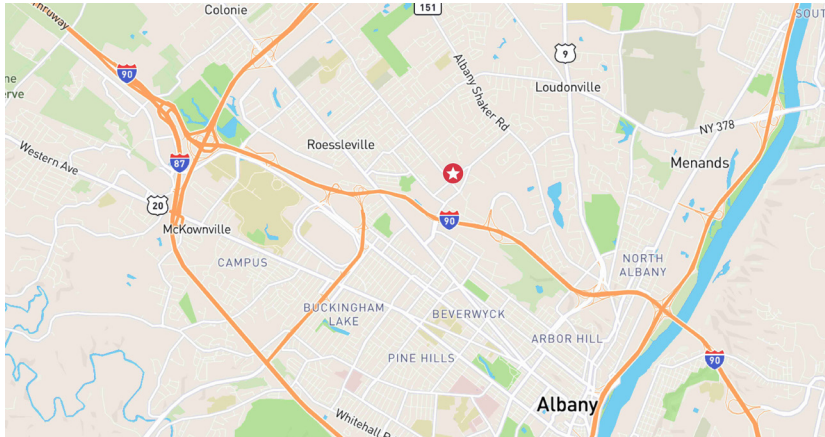
Garage Building Available

Property Details

- + Combinable ±1,200 sf suites each have:
 - A bathroom
 - One (1) 9x9 grade level door
 - ±75 sf of office space
- + 12' Ceiling height
- + ±10 parking spaces
- + 200 amp power
- + Centrally located with excellent access to I-90 (Exit 5: Everett Road Extension)
- + Ideal space for independent contractor operation

Directions

- + Located: [Sand Creek Road between Old Myers Drive and Russell Road](#)



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