

Warehouse/Office | For Lease

76 Crabapple Lane, Watervliet NY 12189

CBRE Upstate NY
PART OF THE AFFILIATE NETWORK

Warehouse Space with Office

Property Overview

Offered for lease is $\pm 4,427$ SF of warehouse space within a freestanding building located in the Town of Colonie, NY. Space has two general areas: $\pm 3,062$ SF main warehouse with a private office, secured storage room, reception area and unisex bathroom. The secondary $\pm 1,375$ SF area in the rear of the property can be utilized as storage or additional office area.

Tax ID	20.4-4-19
Zoning	Industrial
Utilities	Municipal water and sewer

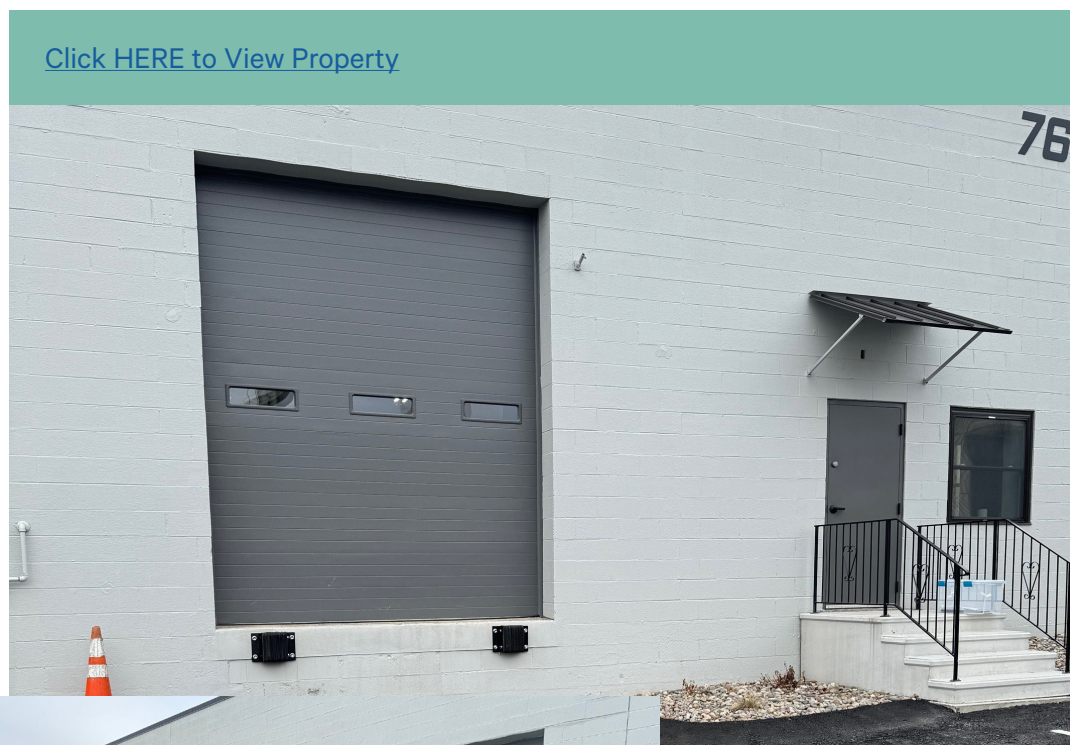
For Lease at: \$7.95/SF NNN (NNNs ~ \$3.15/SF)

Contact Us

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[Click HERE to View Property](#)



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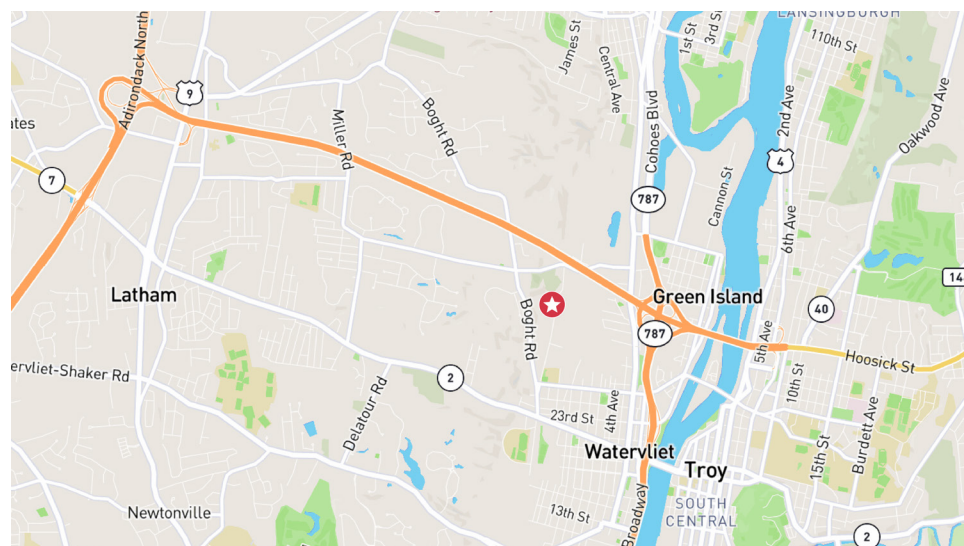
Watervliet | New York 12189

Property Details

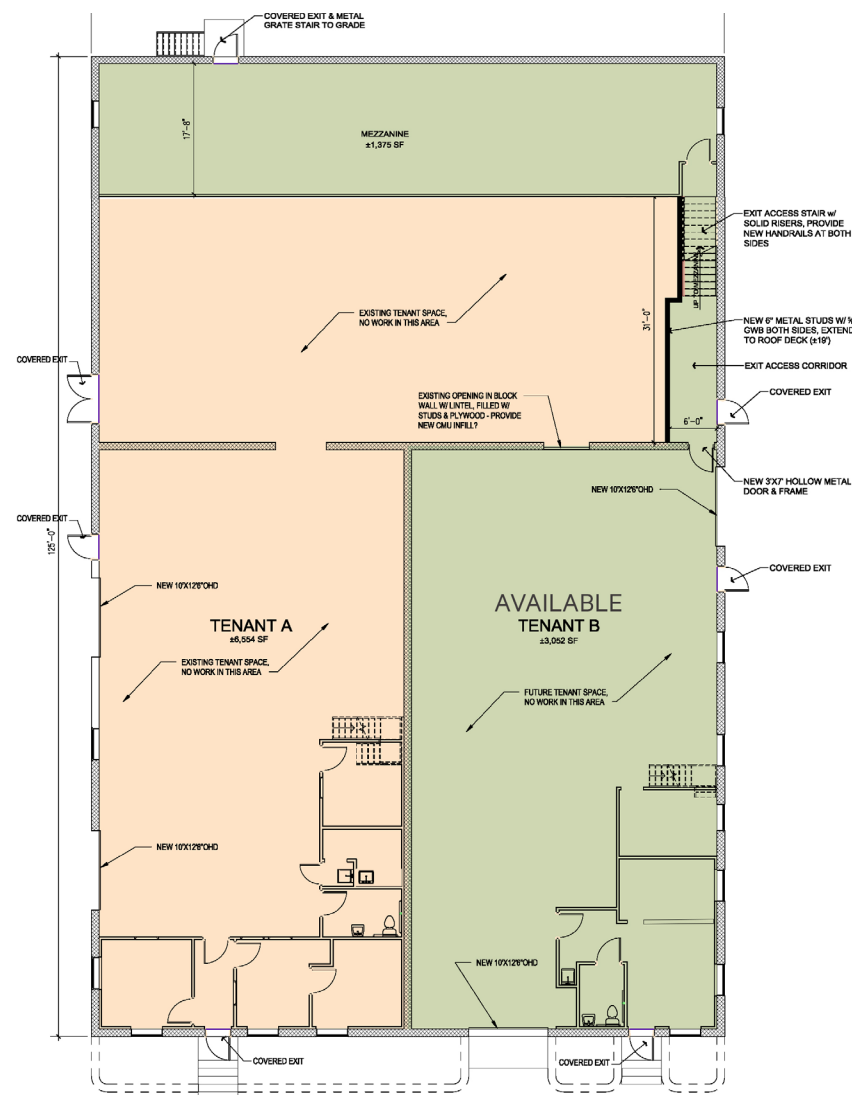
- + One (1) loading dock - 8' x 8'
- + One (1) grade-level - 10' x 12'
- + ±10 parking spaces
- + Completely refurbished for incoming tenant
- + 18' clear heights in the warehouse
- + Secondary storage or conversion to additional office space
- + Property is located ±0.5 mi off Route 7, a primary commercial thoroughfare in the region.
- + Within 1 mile of I-787
- + Building located on a ±3.40 acre site

Directions

- + Located: [I-787 to Route 32 to Elm Street to Crabapple Lane.](#)



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76 CRABAPPLE LANE,
WATERVLIET NY

FLOOR PLAN

SCALE: $\frac{3}{8}" = 1'-0"$

NOVEMBER 13, 2023