

Distribution Warehouse Space

Property Overview

Offered for lease is 15,000 SF (expandable to ±20,000 SF) of warehouse/distribution space within a larger, ±82,240 SF building located in Colonie, NY. Property will be made available in Summer 2026.

Tax ID	29.3-1-21
2026 Assessment	\$3,000,000
Equalization Rate	43.7%
2026 General Tax	\$39,650.96
2025/2026 School Tax	\$93,250.13
Combined Tax	\$132,901.09
Zoning	Industrial
Utilities	Municipal water and sewer

For Lease at: \$7.95/SF NNN (\$2.48/sf estimated nets)

Contact Us

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For Lease

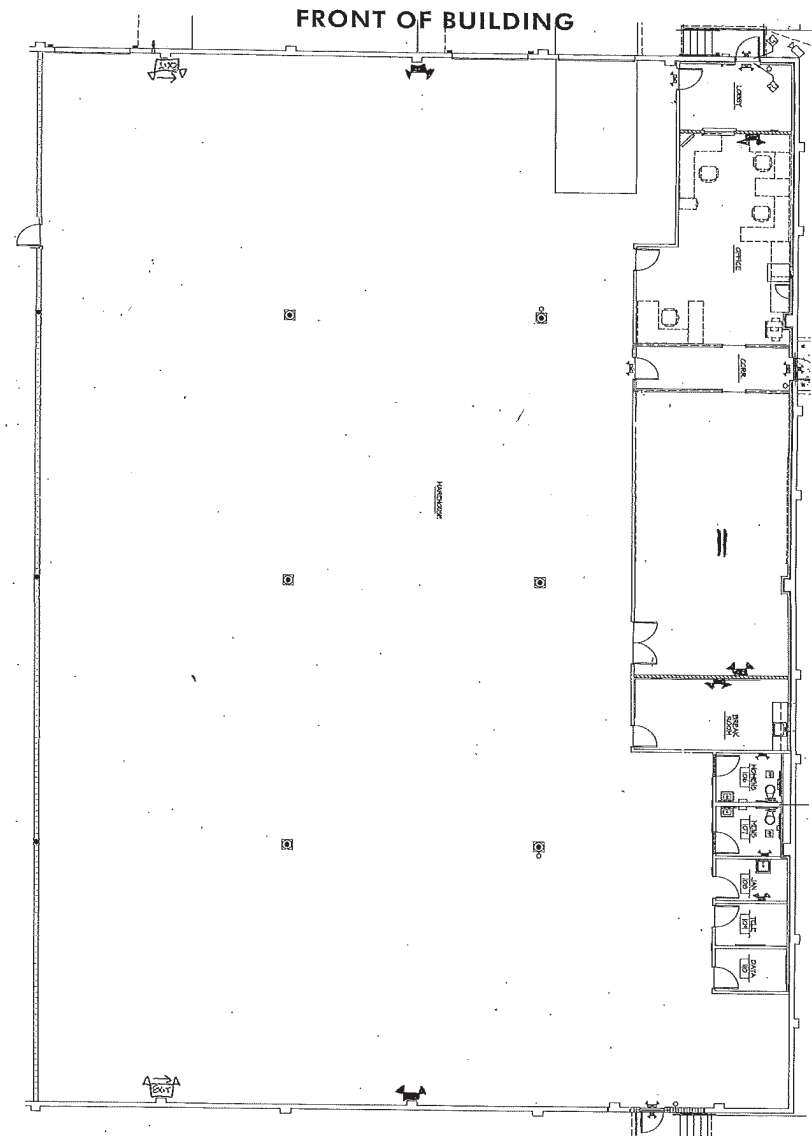
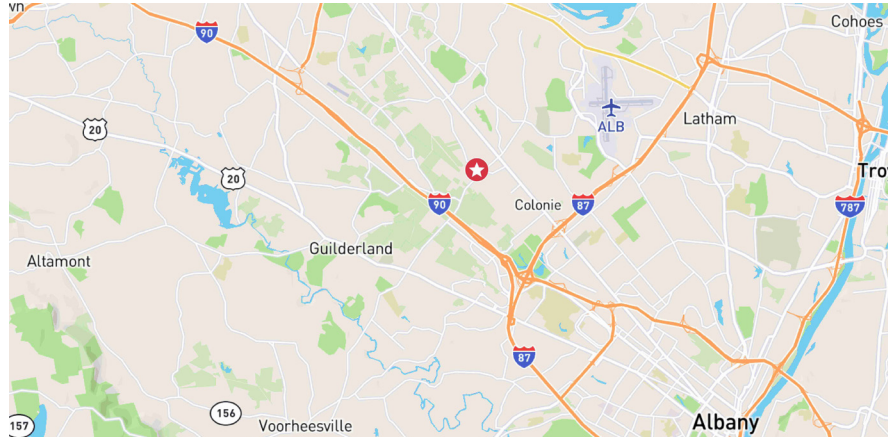
Warehouse Space

Property Details

- + ±15,000 SF space, currently built out with ±2,200 SF of office space, secured storage, a breakroom, and a data room.
- + Two (2) dock doors (9'x10') and one (1) grade level door (12'x10')
- + ±28' ceiling height
- + ±6 parking spaces
- + 400+ amp, 3 phase power
- + ADA compliant entrances and bathroom
- + Gas hot air and wet sprinkler system with central air in the office

Directions

- + Located: [Route 155 to Albany Street, first left down Cavanaugh drive.](#)
[Property is the second building on the left.](#)



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