

Commercial/Industrial Building | For Lease

419 Dix Avenue, Queensbury NY 12804

CBRE Upstate NY

PART OF THE AFFILIATE NETWORK

Industrial Building

Property Overview

Offered for lease is a new construction, ±10,932 SF commercial/industrial building located in Queensbury, NY.

Tax ID	303.16-1-7
2026 Assessment	\$381,900
Equalization Rate	90%
2026 General Tax	\$2,210.79
2025/2026 School Tax	\$4,662.81
Combined Tax	\$6,873.60
Zoning	CM: Commercial Moderate
Utilities	Municipal water and septic

For Lease at: \$12/SF NNN+ Utilities

Contact Us

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[Click HERE to View Property](#)



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419 Dix Avenue

Queensbury | New York 12804

For Lease

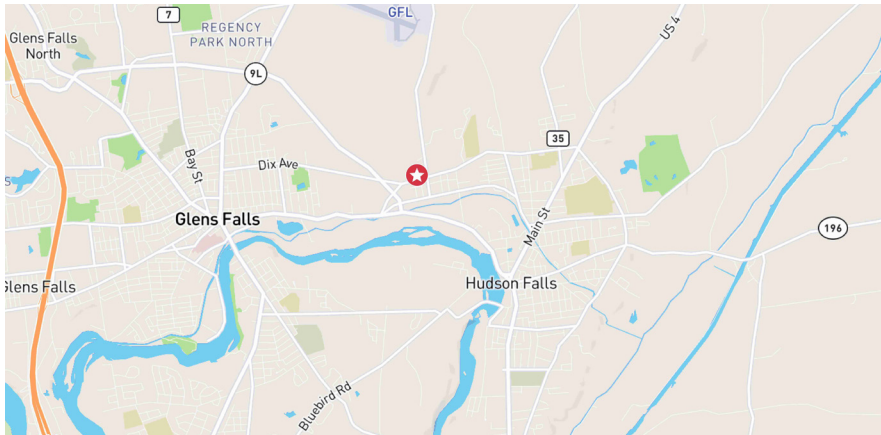
Industrial Building

Property Details

- + ±16' ceiling height
- + Four (4) grade level doors and a loading dock platform in rear
- + Office build out to tenant requirements
- + ±30 parking spaces
- + ±4.12 acre site
- + Landlord is willing to subdivide
- + 2025 construction
- + Will install sprinklers if required
- + HVAC in office areas
- + 400 amp, three phase service

Directions

- + Located: [On Dix Avenue between Queensbury Avenue and Quaker Road](#)



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