

# Warehouse Space for Sublease

## Property Overview

Offered for sublease is up to ±27,000 SF of warehouse space within a larger ±286,175 SF industrial facility located in the Town of Colonie, NY. Sublease runs through January 31, 2029. Centrally located off Interstate-90 Exit 2, Fuller Road.

|           |                                          |
|-----------|------------------------------------------|
| Tax ID    | 53.5-4-1                                 |
| Zoning    | Industrial                               |
| Utilities | Municipal water and sewer; 8" water main |
| Power     | 1000 amps/480v/3 phase                   |

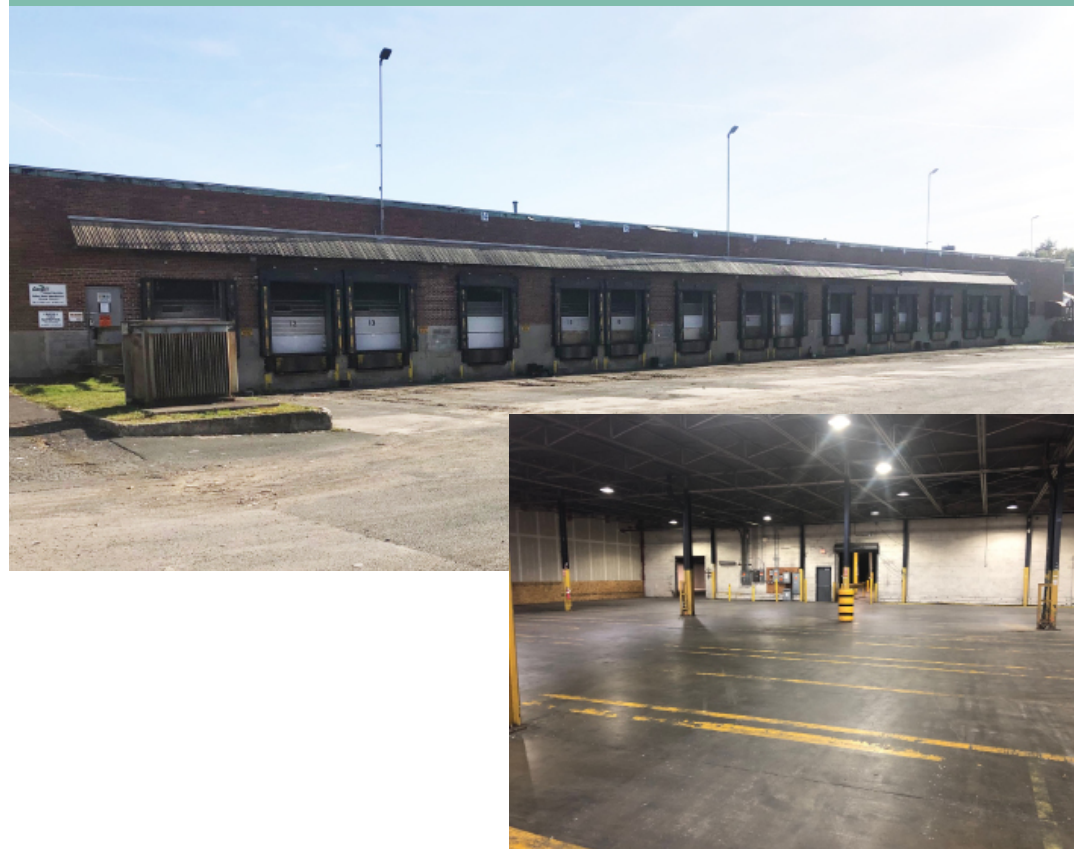
**For Sublease at: \$5.50/SF NNN (\$1.90/SF est. nets)**

## Contact Us

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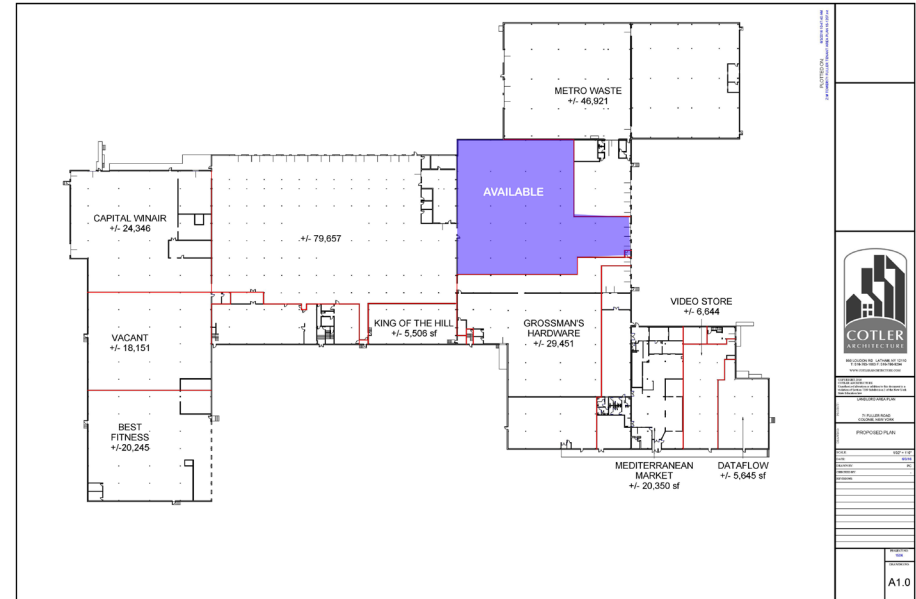
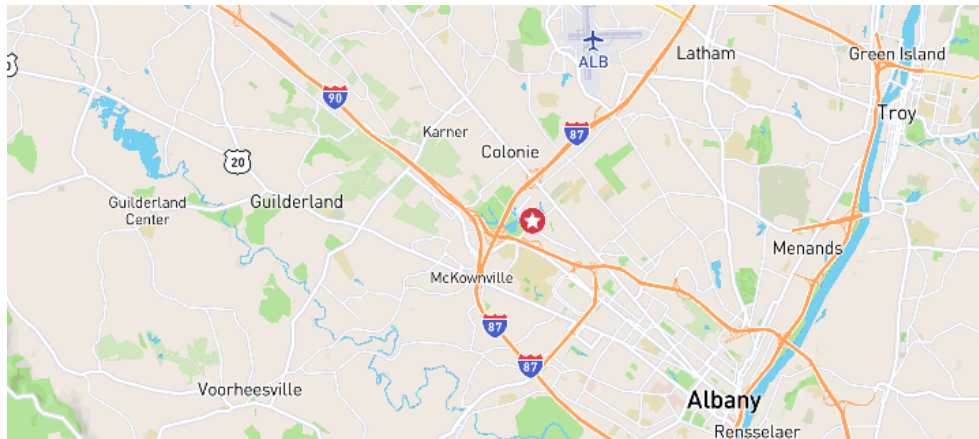
# Industrial Space

## Property Details

- + ±27,000 SF
- + 3 dock doors with levelers
- + 24' clear in 8,000 SF; balance 16'
- + Dry storage room
- + Heavy power on site
- + Office/bathrooms build to suit

## Directions

- + Located: Northwest corner of Fuller Road and Railroad Avenue. Central Avenue (Route 5) is ±1/2 mile north of site. I-90 exit 2 is ±1/4 mile south of site.



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