

Industrial New Construction | For Lease

40 Native Drive, Queensbury NY 12804

CBRE Upstate NY

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New Industrial Space For Lease

Property Overview

Offered for lease is a brand new $\pm 60,000$ SF warehouse facility within a small industrial park off Exit 18 in the Town of Queensbury. Building can be ready for occupancy 1Q 2027. Subdividable to three (3) $\pm 20,000$ SF spaces.

Tax ID 308.20-1-9.21

Zoning CLI: Commercial Light Industrial

Utilities Municipal water and sewer

For Lease at: \$10.00/SF NNN

[Click HERE to View Property](#)



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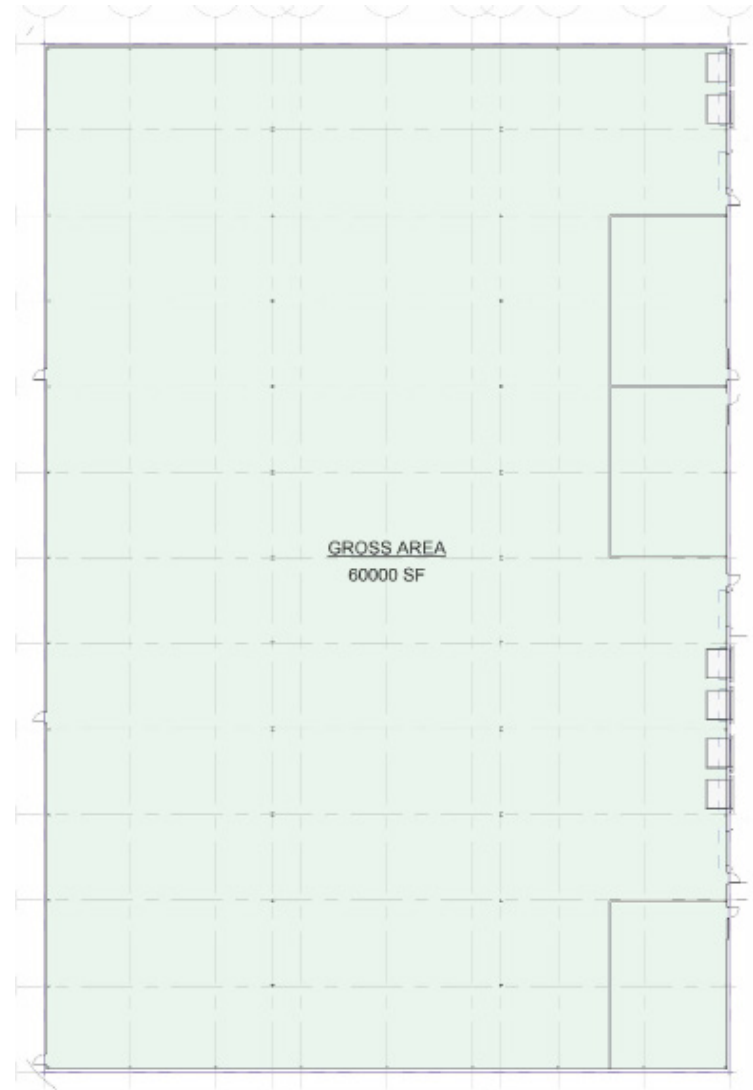
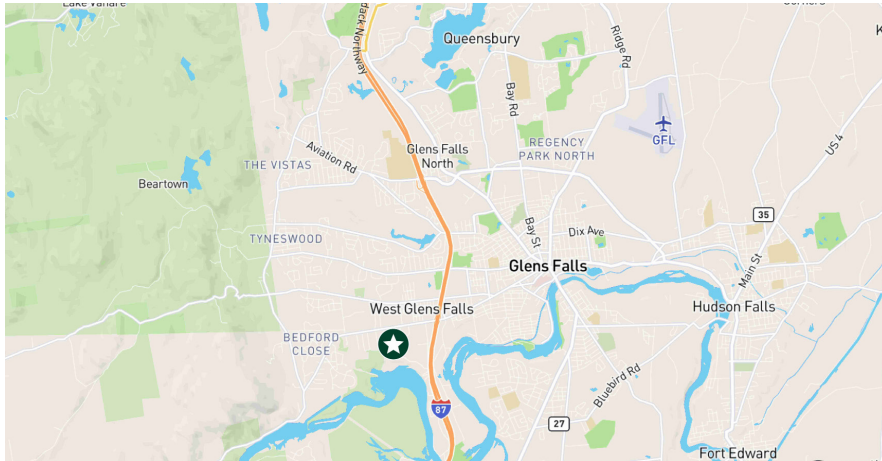
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New Industrial Space

- + Wet sprinkler system
- + Total size can be adjusted based on Tenant requirements
- + $\pm 24'$ Clear height
- + Each unit to have two (2) loading docks and one (1) grade level door but custom loading can be accomplished
- + Subdividable to 20,000 SF
- + Parking for ± 100 vehicles
- + A little over a mile off Exit 18 of I-87 (The Adirondack Northway)
- + Proximate to many other commercial and industrial users including: Kamco Supply Corp, Flex Trim USA, AngioDynamics, Medline, NEPSI, Burch Bottle & Packaging Inc., and VP Supply

Directions

- + Located: [Exit 18 of I-87 to Corinth Road \(Route 28\) to Carey Road. Native Drive is off Carey Road. Mapping software may refer to road as Native Road.](#)



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