

# Warehouse Facility | For Sale or Lease

291 Wolf Road, Latham, NY 12110

**CBRE Upstate NY**  
PART OF THE AFFILIATE NETWORK

# Class A Warehouse Facility Available

## Property Overview

Offered for sale or lease is a ±30,984 SF Class A industrial facility in a prime Town of Colonie location. Building is 10 years old and in excellent condition. ±30' ceiling heights. Strategically located just off exits 4 and 5 of I-87.

|                      |                                    |
|----------------------|------------------------------------|
| Tax ID               | 30.-4-18                           |
| 2025 Assessment      | \$1,070,000                        |
| Equalization Rate    | 48%                                |
| 2025 General Tax     | \$12,352.01                        |
| 2024/2025 School Tax | \$29,640.09                        |
| Combined Tax         | \$41,992.10                        |
| Zoning               | Airport Business Area              |
| Utilities            | Municipal water and private septic |

**For Sale at: \$4,500,000 or For Lease at: \$10/SF NNN**

## Contact Us

### Kyle Rueckert

Licensed Associate Real Estate Broker

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[Click HERE to View Property](#)



### CBRE Upstate NY

210 Washington Avenue Ext.

Albany, NY 12203

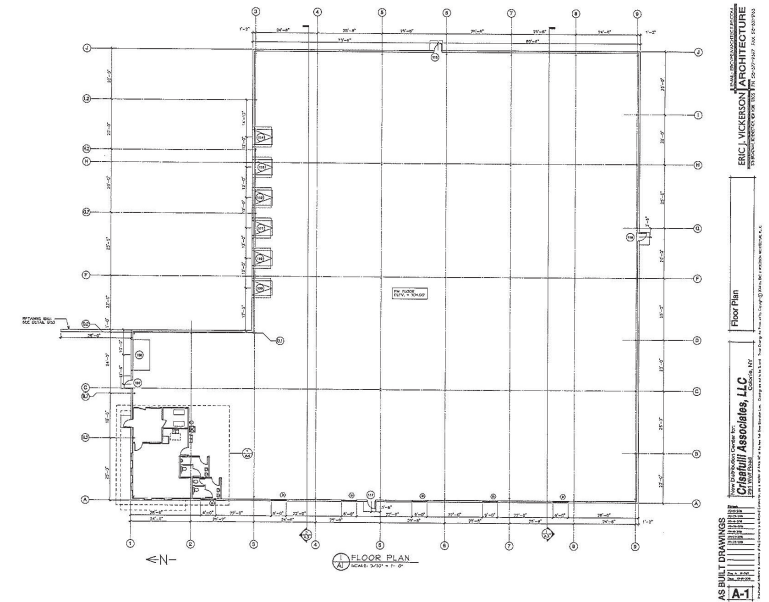
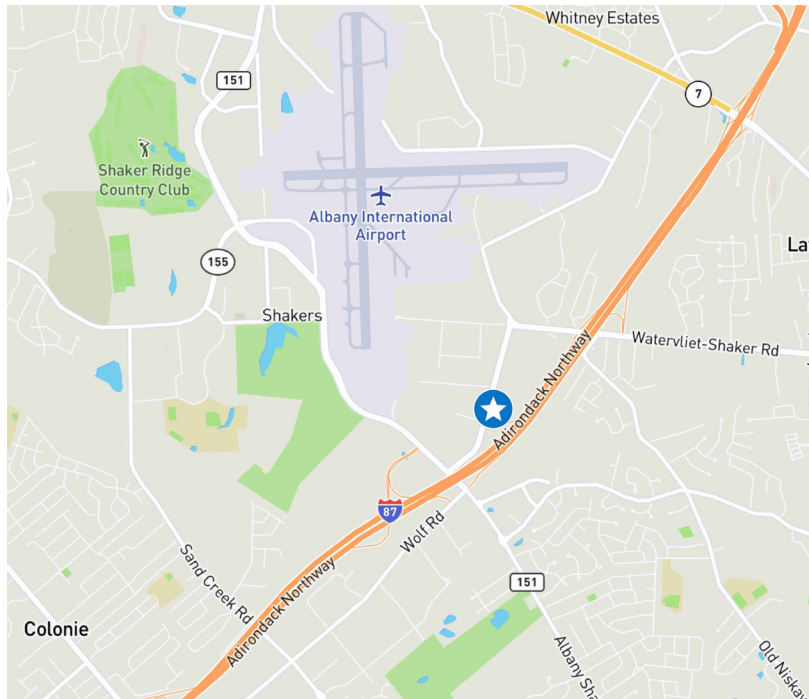
+1 518 452 2700

[www.cbre.com/Albany](http://www.cbre.com/Albany)

291 Wolf Road  
Latham | New York 12110

# Warehouse Facility

- + Six (6) loading docks with levelers
- + One (1) 12' overhead door at grade
- + ±30' ceiling
- + ±2 acre site
- + Built in 2015
- + Wet sprinkler system
- + Small office component with breakroom
- + [Directions: I-87 Northway to Exit 4](#)



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