

# 325,500 & 297,000 SF

CLASS A INDUSTRIAL DEVELOPMENT

## FOR LEASE

709 ROUTE 9, SCHODACK, NY 12156



MULTIPLE LOADING  
CONFIGURATIONS



IMMEDIATE  
ACCESS TO  
TO I-90



CEILING HEIGHT:  
32' BTS



All images are renderings by Scannell that the Industrial Center is expected to resemble.



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**SCANNELL**  
PROPERTIES

**INTRODUCTION:**

## Property Overview

Built-to-suit construction in multiple building configurations along the growing Route 9 corridor in Schodack. The site is located approximately 7 miles southeast of Albany and has recently seen significant industrial development with two recent deals for Amazon at 1,000,000 SF and 278,000 SF. This site features immediate access to Interstate 90 (exit 12).



Construction	Tilt Up Concrete
Roof	TPO
Size	Building A: 325,500 SF Building B: 297,000 SF
Lot Size	72.7 Acres
Delivery	Built to Suit
Lease Rate	Contact Broker
Loading	Building A: 36 Docks & 2 Drive-In Doors Building B: 32 Docks & 2 Drive-In Doors
Ceiling Height	32' BTS

Columns	Building A: 50'x50' Typical, Building B: 50'x54' Typical, 50'x60' Speed Bay at Docks
Parking	Building A: 198 Auto & 67 Trailer Building B: 192 Auto & 70 Trailer
Floor Slab	6"
Lighting	BTS

Electrical	3,000 Amp
Sprinkler	ESFR
Zoning	Highway Commercial, Town of Schodack
Utilities (Gas & Electric)	National Grid
Water	Municipal
Septic	Private

**PROPERTY:**

## The Space You Need

This Class A new construction can be tailored to meet an occupier's specific requirements. Please contact the listing broker for possible configuration changes.

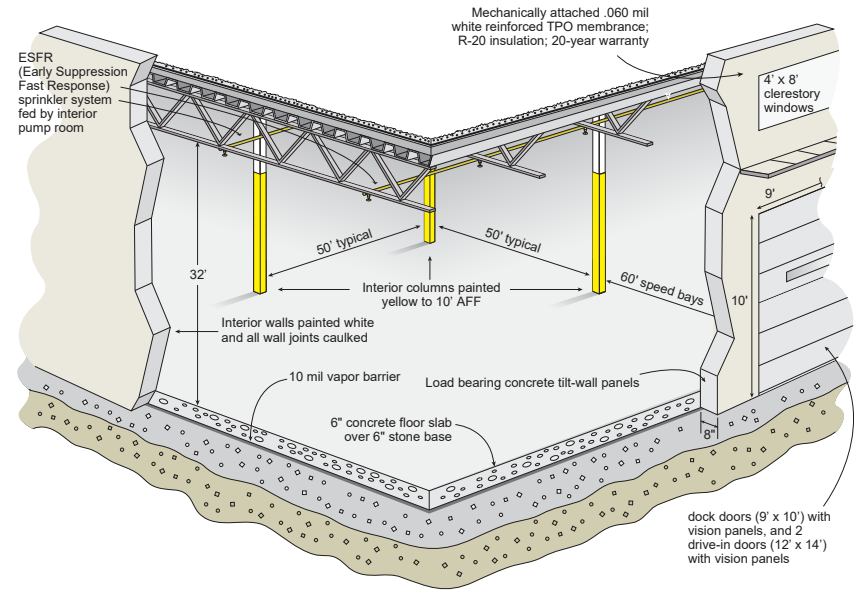
- 325,500 & 297,000 SF
- 68 Docks & 4 Drive-In Doors
- Ceiling: 32' BTS
- Columns: Building A: 50'x50' Typical, Building B: 50'x54' Typical, 50'x60' Speed Bay at Docks
- Auto Parking: 390 Total
- Trailer Parking: 137 Total



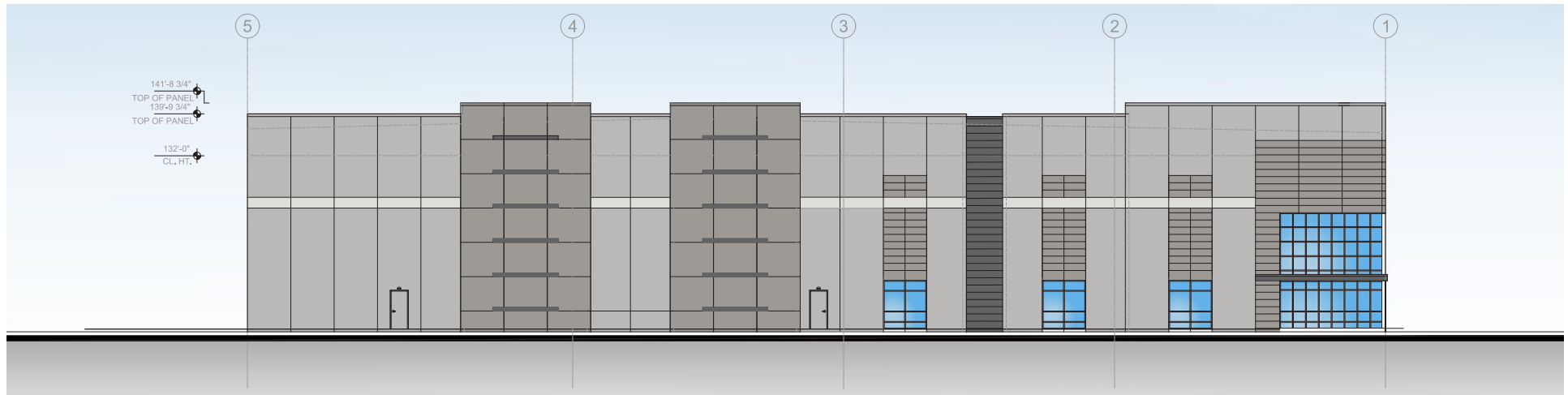
**CONSTRUCTION:**

# Experience You Can Trust

709 Route 9 is being developed by Scannell Properties. Scannell is a privately owned, international commercial real estate development firm specializing in build-to-suit and speculative projects for the industrial, office, and multifamily markets. Since 1990, they have developed more than 150 million square feet, with an annual development volume of more than \$5 billion.



**EXAMPLE SIDE ELEVATION**

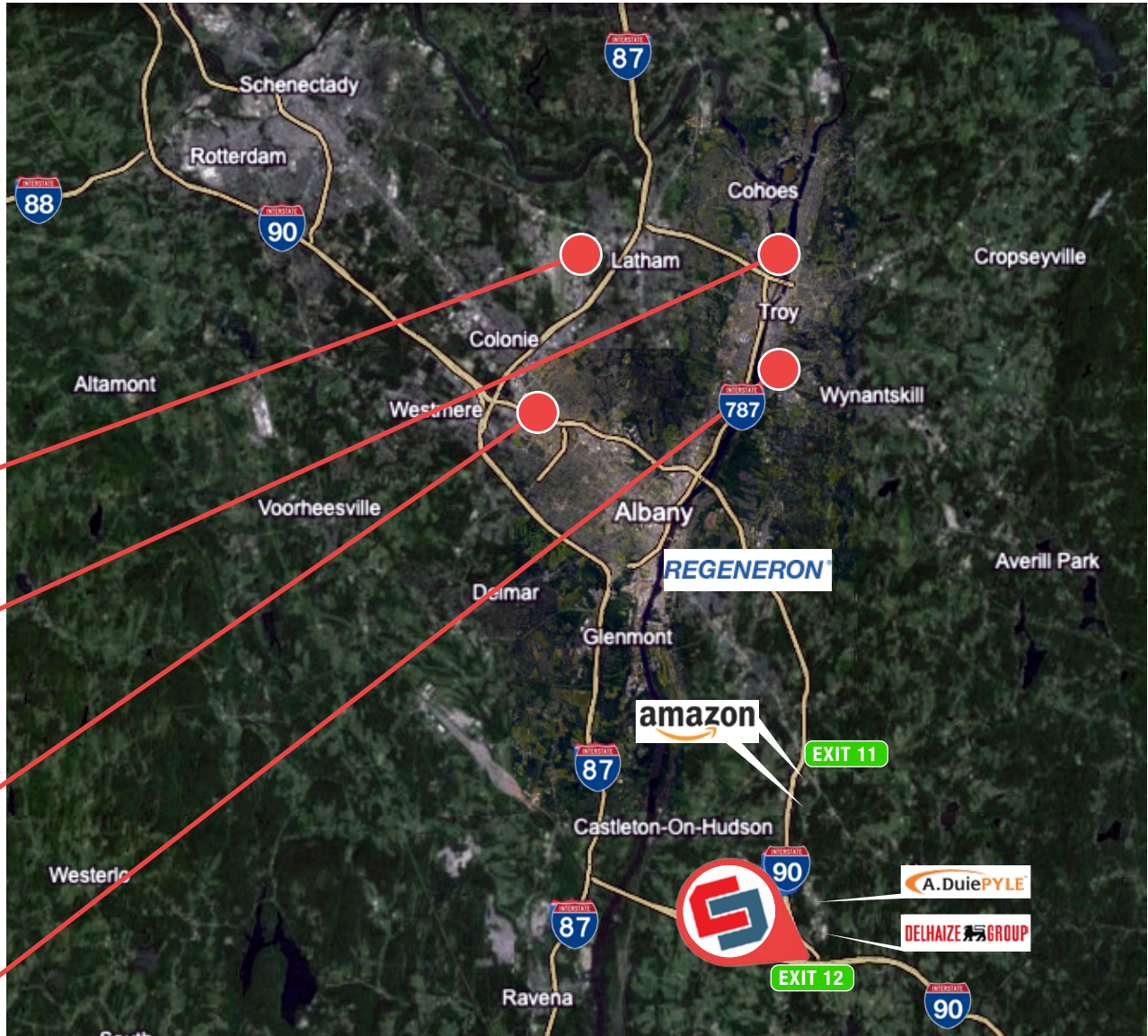


REGIONAL DISTRIBUTORS:

# In Good Company

Rensselaer County and the Route 9 corridor has experienced explosive growth in the regional logistics market with the recent addition of 2 new Amazon Distribution Centers totaling 1,295,000 sf.

PHILIPS, Lindenmeyr Munroe, Forward Air, UPS, KAMAN, VOLVO, Herc Rentals, RV One, pepsi, NAPA, ecovative, mohawk, AMG, FERGUSON, Honeywell, ATD, Coca-Cola, BIMBO, Kamco, NTW, amazon, A.H. Harris & Sons, Inc., HARRIS, LENNOX, TRANE, m, marccone, Where Restaurants Begin, Restaurant Depot, LKQ, ABC Supply Co. Inc., Cummins, UNITED STATES POSTAL SERVICE, FedEx, FleetPride, W.B. MASON, WEBB

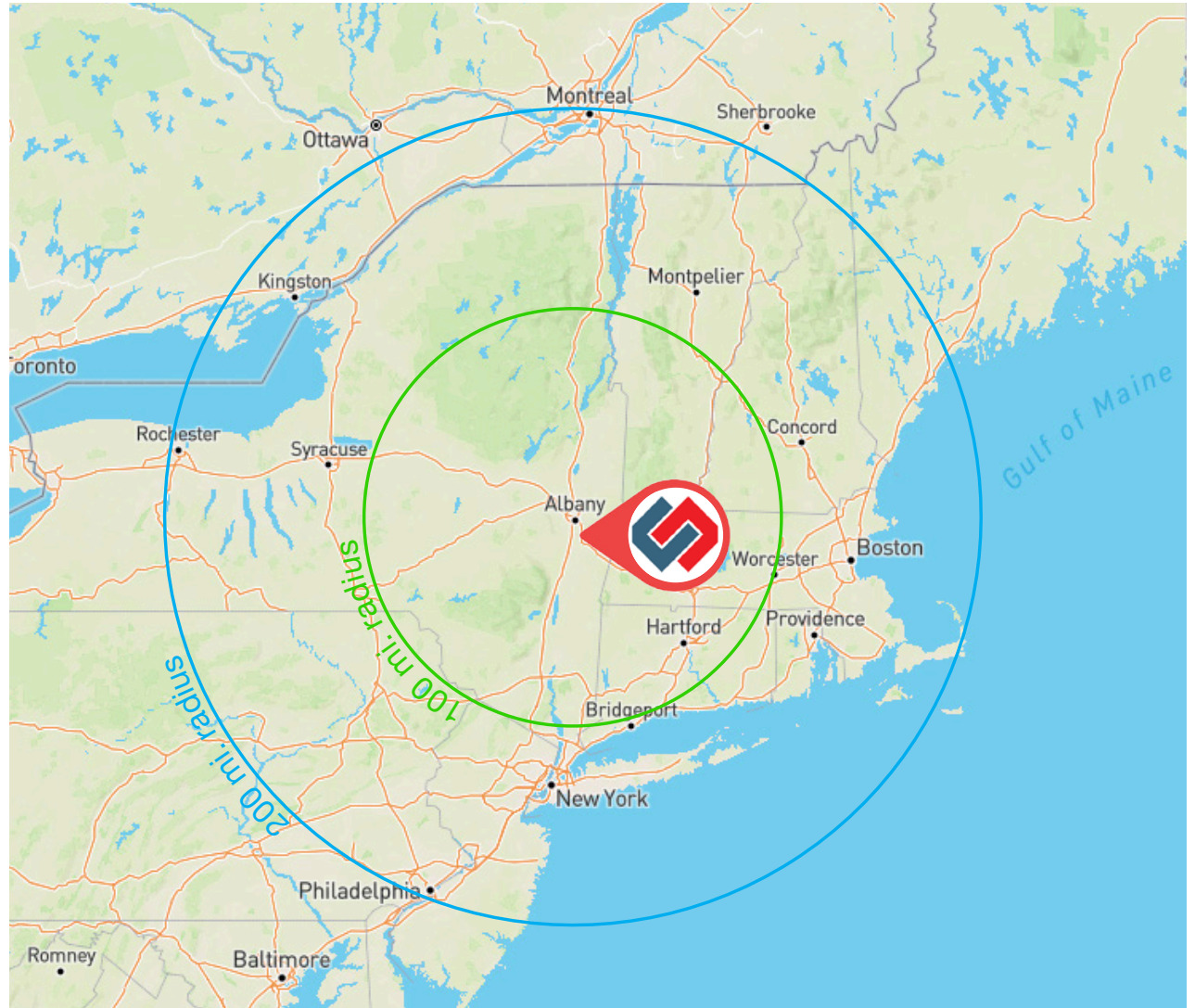


**CONNECTIVITY:**

## Excellent Access

Situated on Route 9 with immediate access to I-90 (Exit 12) to the Berkshire Spur, I-87 Northway, and NYS Thruway. Nearby distribution users include Amazon, Hannaford, and A. Duie Pyle.

Downtown Albany	±14 miles
Albany International Airport	±22 miles
I-90 (Exit 12)	Immediate Access



The information contained herein has been given to us by the owner of the property or by other sources we deem reliable; we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.