

# LEAR JET LANE - NEW CONSTRUCTION - 3 BUILDINGS

Latham, NY 12110

FOR LEASE | WAREHOUSE - FLEX - INDUSTRIAL SPACE

EXECUTIVE SUMMARY



## OFFERING SUMMARY

Available SF:	BUILDING A 3,000-5,000-7,000- 10,000 SF
	BUILDING B 3,000 SF spaces
	BUILDING C 3,000 SF spaces
Lease Rate:	\$14.00 SF/yr (NNN)
Lot Size:	10.0 Acres
Year Built:	2024
MLS#:	202200590

## PROPERTY OVERVIEW

New Office/Warehouse flex spaces coming online in 2024. Class A office with warehouse. Energy efficient buildings with modern heating and cooling.  
PLANNED OPENING - Spring 2024

## PROPERTY HIGHLIGHTS

- Located off exit 6 I-87/Northway. Corner of Wade Rd & Lear Jet Ln
- BUILDING A: 3,000 - 5,000 - 7,000 SF w/ OH Door & Dock
- BUILDING B & C: 3,000 SF w/ OH Door
- Professionally Designed Office Space
- LED Lighting
- 3 separate buildings

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**VF Vanguard-Fine, LLC**  
Commercial Real Estate Professionals

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This plan is for informational purposes only and no representations are made. Current conditions must be confirmed by each prospective buyer/tenant

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ADDITIONAL PHOTOS



FRONT ELEVATION

SCALE: 1/8" = 1'-0"



REAR ELEVATION

SCALE: 1/8" = 1'-0"

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