

5,964 SF

OFFICE/WAREHOUSE FLEX SPACE

FOR SUBLEASE

2 LEAR JET LANE, SUITE 4, LATHAM, NY 12110



ENERGY-EFFICIENT, NEW CONSTRUCTION SPACE



QUICK ACCESS TO I-87 & ALBANY INTERNATIONAL



SUBLEASE THROUGH FEBRUARY 2030



3 MONTHS FREE RENT!



STANDBROKERAGE
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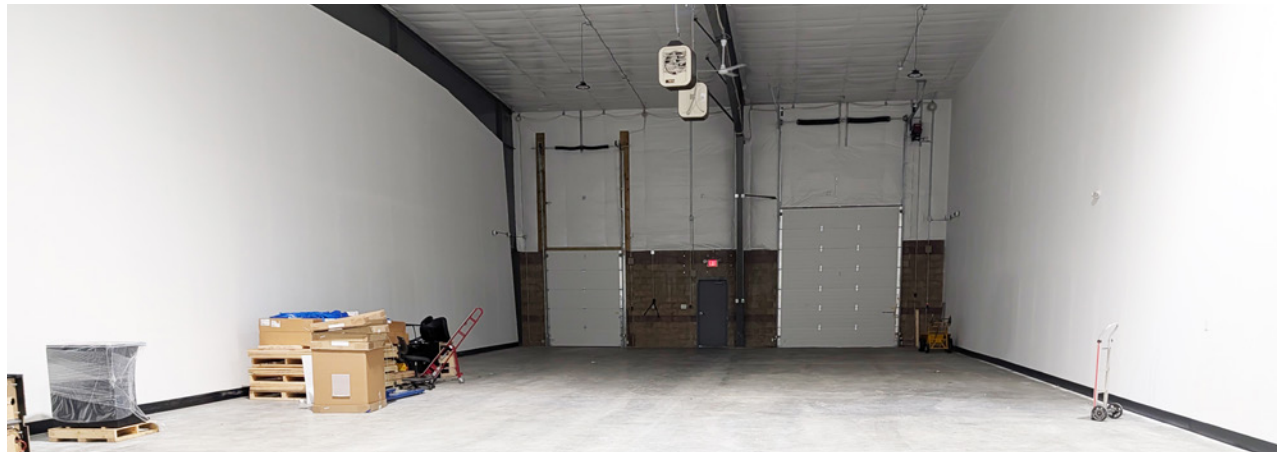
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Property Overview

Construction	PEMB and Concrete Block
Roof	Metal
Suite Size	5,964 SF
Office	1,500 SF
Warehouse	4,464 SF
Lease Rate	\$9.95 p/sf NNN
NNN	\$4.50/SF
Loading	1 Dock, 1 OHD
Ceiling Height	Clear Span
Electrical	3 Phase
Lighting	LED
Utilities	Electric Only
Water and Sewer	National Grid
Delivery	Negotiable
Zoning	Airport Business Area

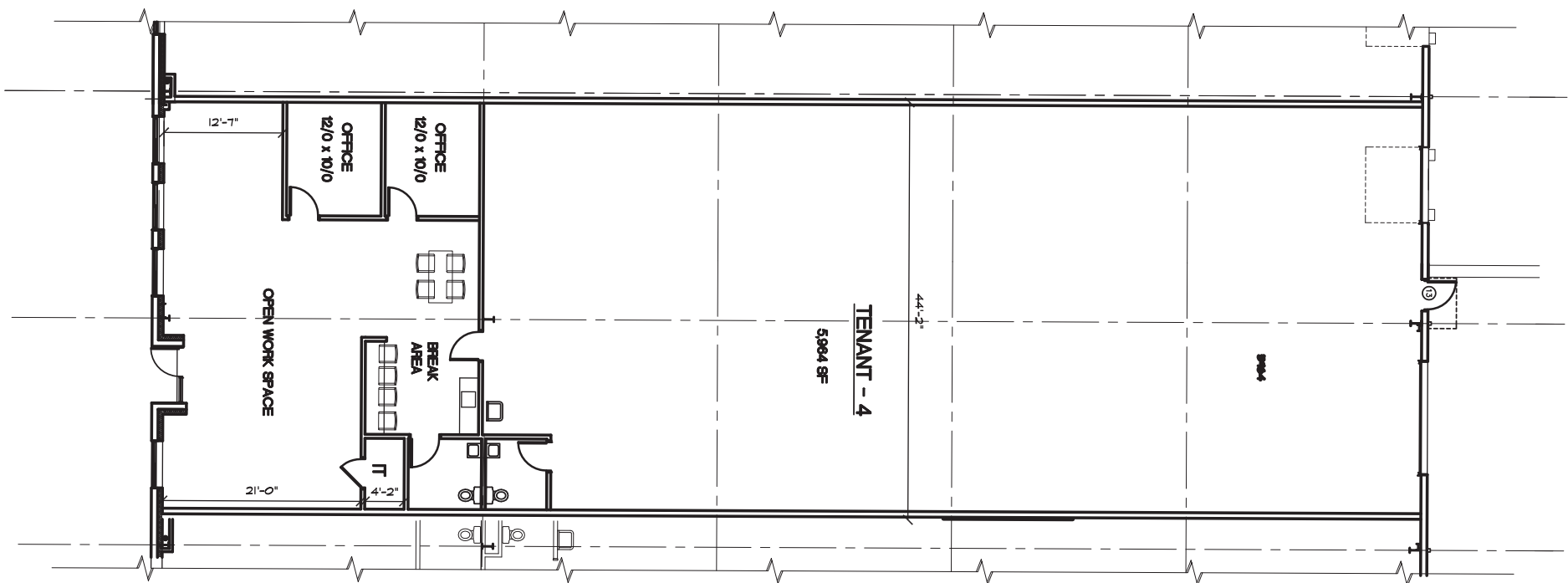
Notes: Sublease runs through February 2030. Lease features 3% annual escalations. Suite is part of the newly constructed Lear Jet Flex Park that features all-electric, high efficiency spaces.



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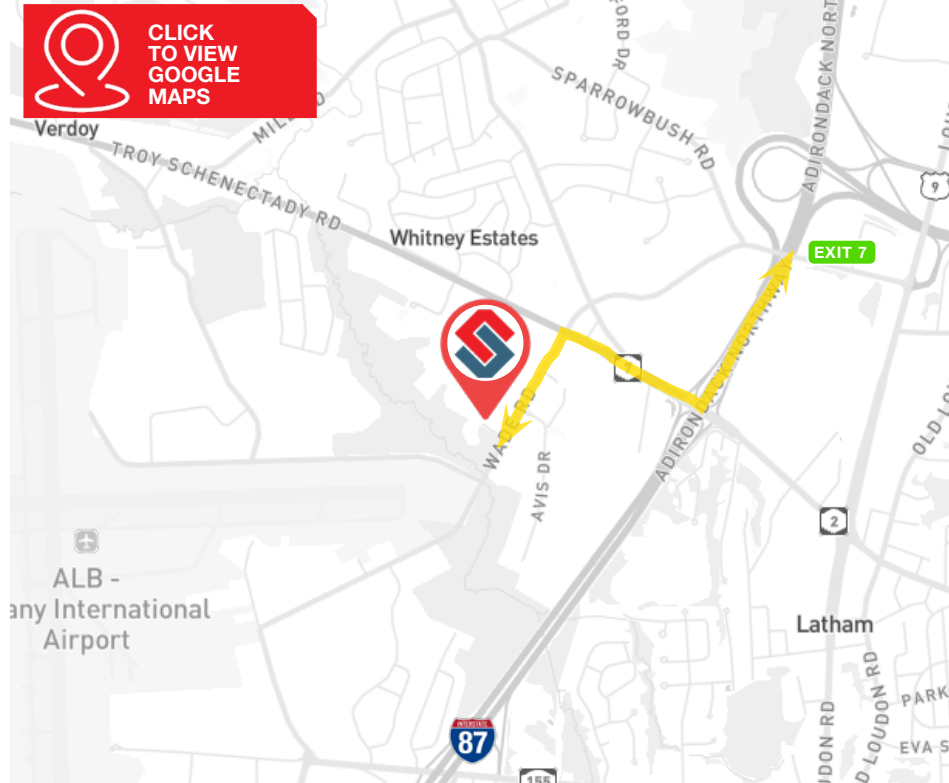
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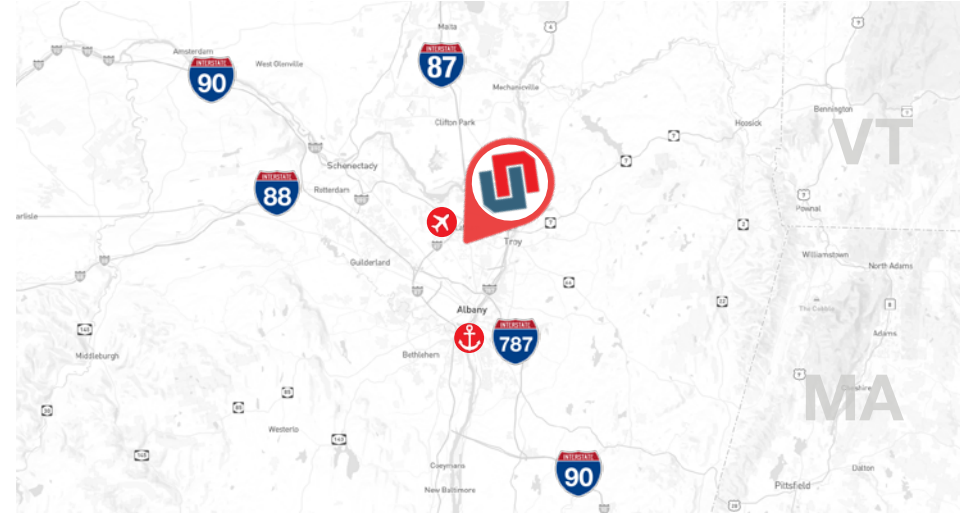
HIGHWAY ACCESS



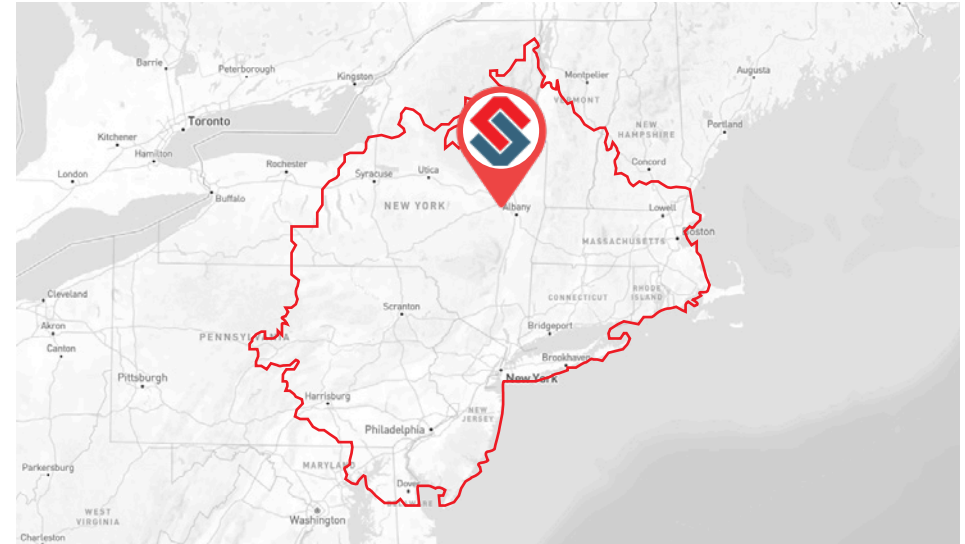
Downtown Albany	±10 miles
Albany International Airport	±1.2 miles
I-87 & I-90 Interchange	±1.5 miles

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.

CAPITAL REGION



4 HOUR DRIVE TIME



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