

6,923 SF

FLEX WAREHOUSE SPACE

FOR LEASE

42 KARNER ROAD, ALBANY, NY 12205



1 DOCK



PROXIMATE TO
I-87 AND I-90



IMMEDIATE
DELIVERY



**STANDARD BROKERAGE
COMPANY**

4 Executive Park Drive
Albany, NY 12203
standardbrokerageco.com

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ROSENBLUM

BETTER SPACES

FOR LEASE | 42 KARNER ROAD, ALBANY, NY 12205

PROPERTY OVERVIEW

Construction	Block
Roof	Rubber
Total Building Size	19,650 SF
Available	6,923 SF (5,548 Warehouse & 1,375 SF Office)
Lot Size	1.7 Acres
Lease Rate	\$7.75/SF NNN
Estimated NNN	\$2.75/SF
Loading	1 Dock (space for additional)
Total Parking	25 Private Spaces
Ceiling Height	16' Clear
Lighting	LED
Sprinkler	Wet
Electrical	3 Phase
Utilities (Gas & Electric)	National Grid
Heat	Gas
Water & Sewer	Municipal
Zoning	Industrial, Town of Colonie
Delivery	Immediately Available



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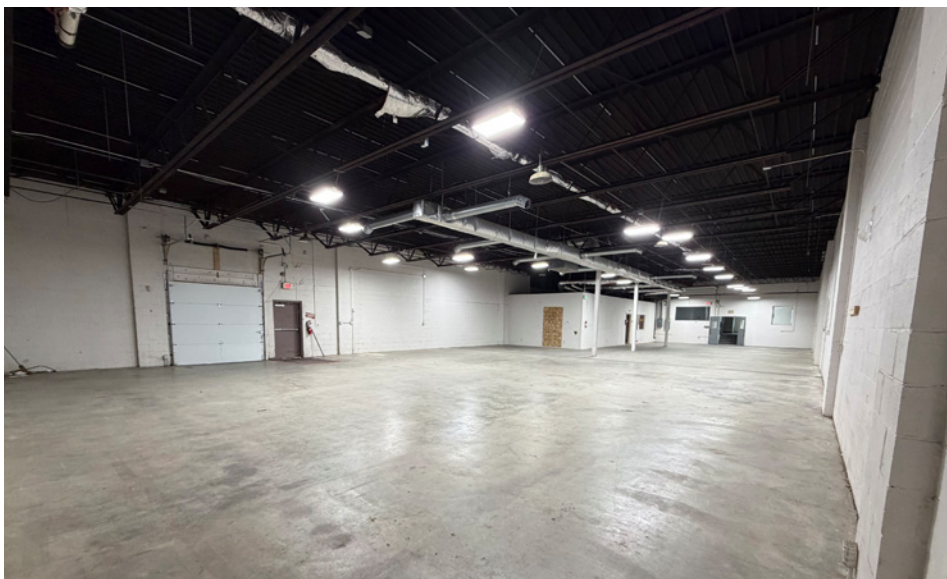
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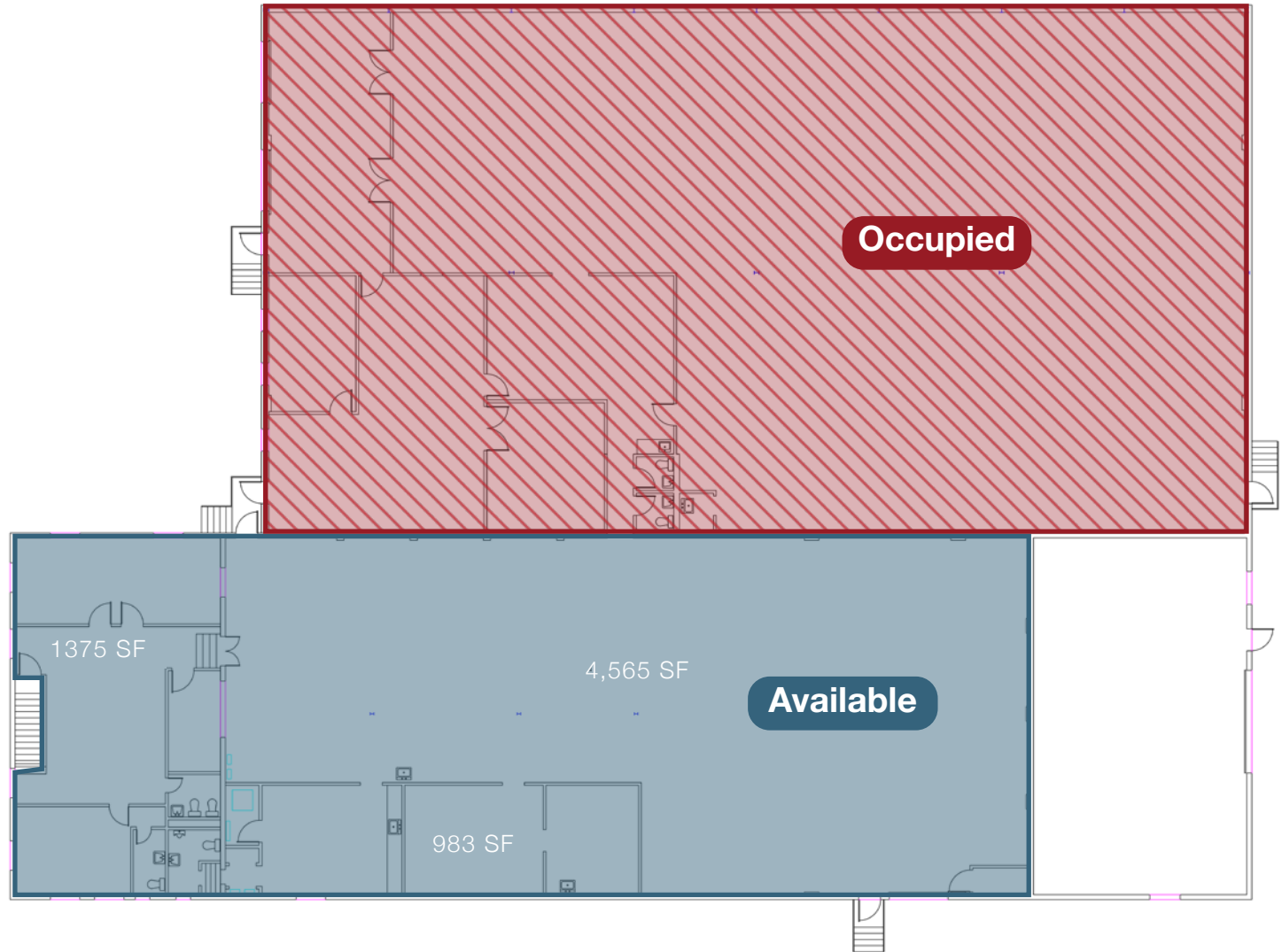
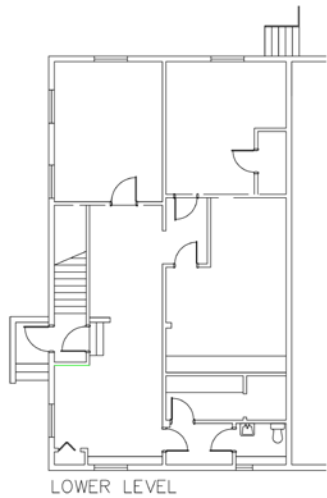
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