



**CUSHMAN &
WAKEFIELD**



**Pyramid Brokerage
Company**

**45 Learned Street
Albany, NY 12207**



FOR LEASE

**40,000± SF OF INDUSTRIAL
SPACE AVAILABLE**

EXCLUSIVE CONTACT

Adam Field
Associate Real Estate Broker
+1 518 669 9930
afield@pyramidbrokerage.com

April L. McFee
Associate Real Estate Broker
+1 518 810 6622
amcfee@pyramidbrokerage.com

40 British American Blvd
Latham, New York 12110
+1 518 489 9199
pyramidbrokerage.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance
Cushman & Wakefield Copyright 2025. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.


FOR LEASE

PRIME CAPITAL REGION INDUSTRIAL FACILITY

Property Highlights

- 40,000± SF industrial space available.
- Ideal for warehousing, distribution, manufacturing and logistics.
- Strategic location near Downtown Albany and Port of Albany.
- Located in an established industrial corridor.
- Convenient access to I-787, I-90 & major Capital Region highways.
- Large open warehouse layout with office space making this ideal for multiple different uses.
- Available 08/01/2026

Demographic	1 Mile	3 Miles	5 Miles
Population	14,699	101,141	191,296
Households	6,949	46,663	83,461
Average H.H. Income	\$68,066	\$84,146	\$97,966
Daytime Employees	39,030	122,967	183,489
Source: ESRI			

Adam Field
Associate Real Estate Broker

+1 518 669 9930
afield@pyramidbrokerage.com

April L. McFee
Associate Real Estate Broker

+1 518 810 6622
amcfee@pyramidbrokerage.com

40 British American Blvd
Latham, New York 12110
+1 518 489 9199
pyramidbrokerage.com

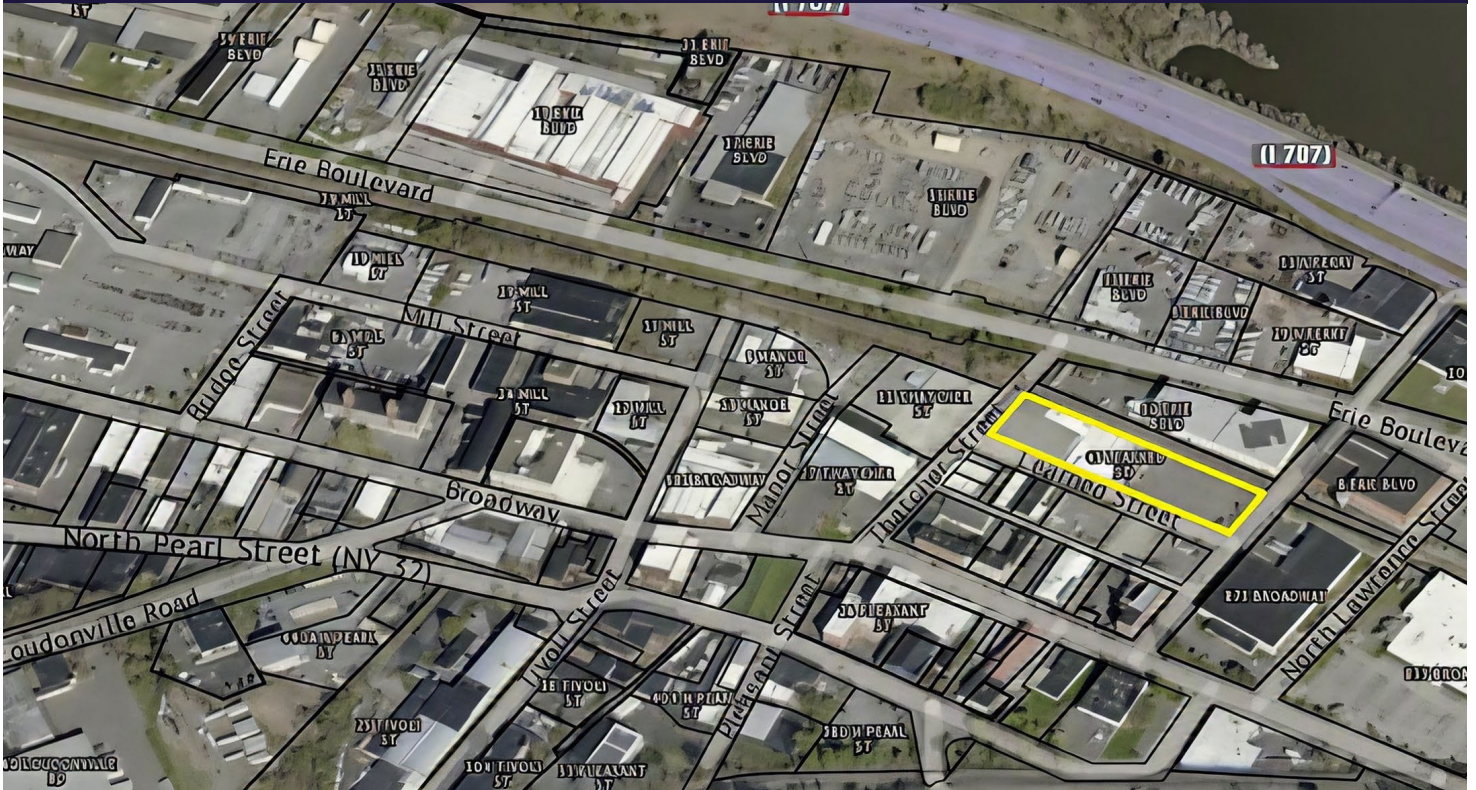


CUSHMAN &
WAKEFIELD



Pyramid Brokerage
Company

45 Learned Street
Albany, NY 12207



FOR LEASE

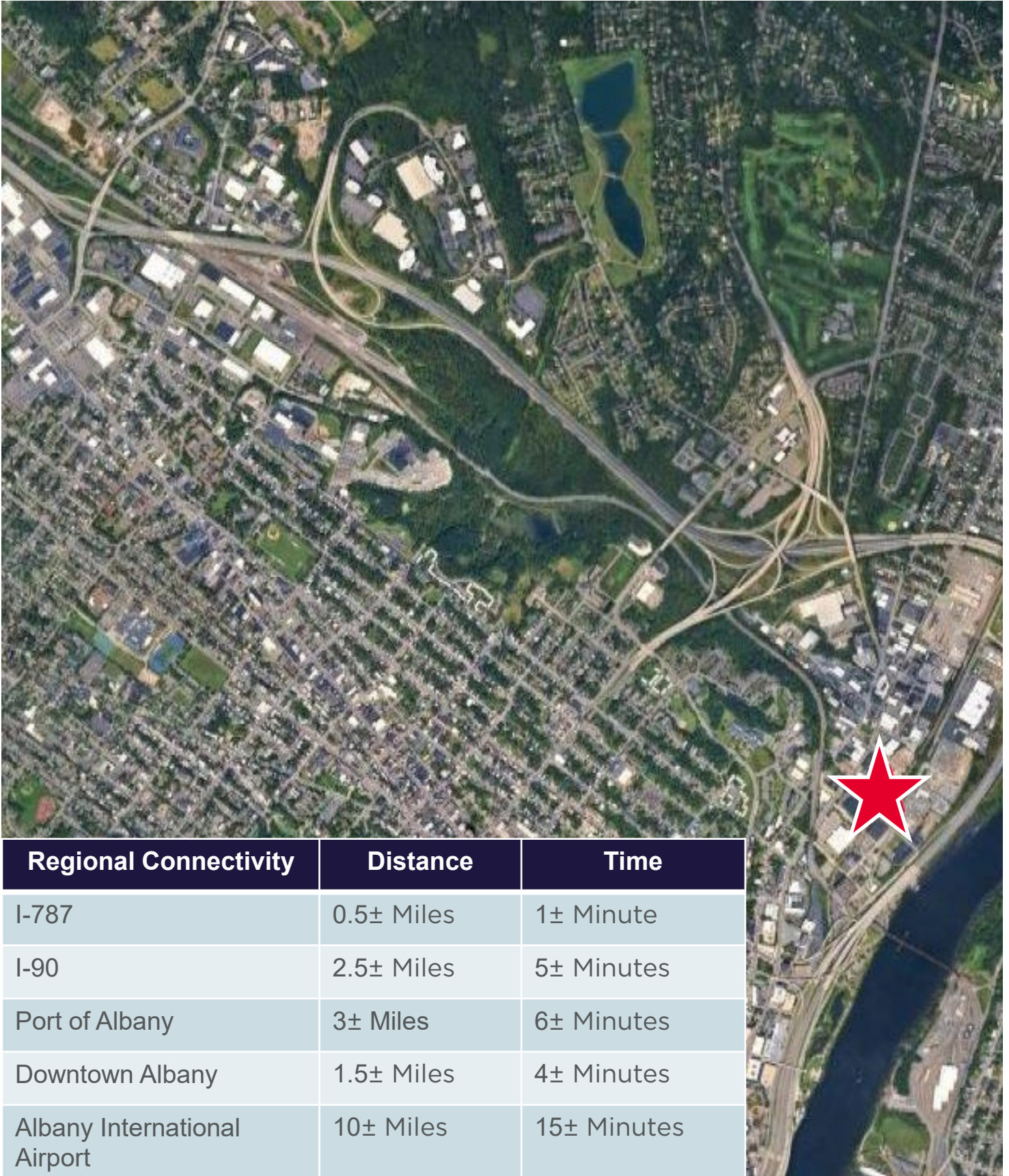
CONVENIENT ACCESS TO MAJOR HIGHWAYS

Property Highlights

Address	45 Learned Street, Albany, NY 12207	Roof Material	Rubber
Year Built	1920	Power	3 Phase
Total Building SF	45,000± SF	Parking	121±
Available SF	40,000± SF	Occupancy	Multi-Tenant
Construction	Cinder Block	Zoning	Commercial
Land Area	2.14± AC	Ceiling Height	21'
Office Area	2,000± SF	Dock Doors	Eight
Utilities	Municipal Water/Sewer	Fire Protection	Sprinklers

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2025. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.



Regional Connectivity	Distance	Time
I-787	0.5± Miles	1± Minute
I-90	2.5± Miles	5± Minutes
Port of Albany	3± Miles	6± Minutes
Downtown Albany	1.5± Miles	4± Minutes
Albany International Airport	10± Miles	15± Minutes



CUSHMAN &
WAKEFIELD

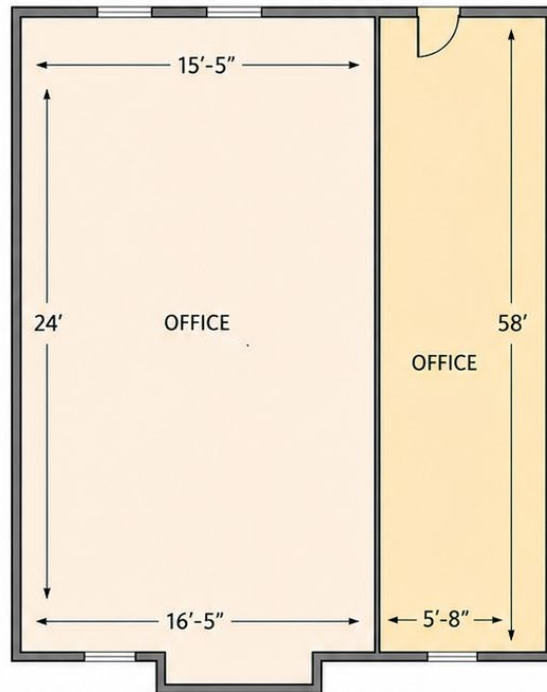


Pyramid Brokerage
Company

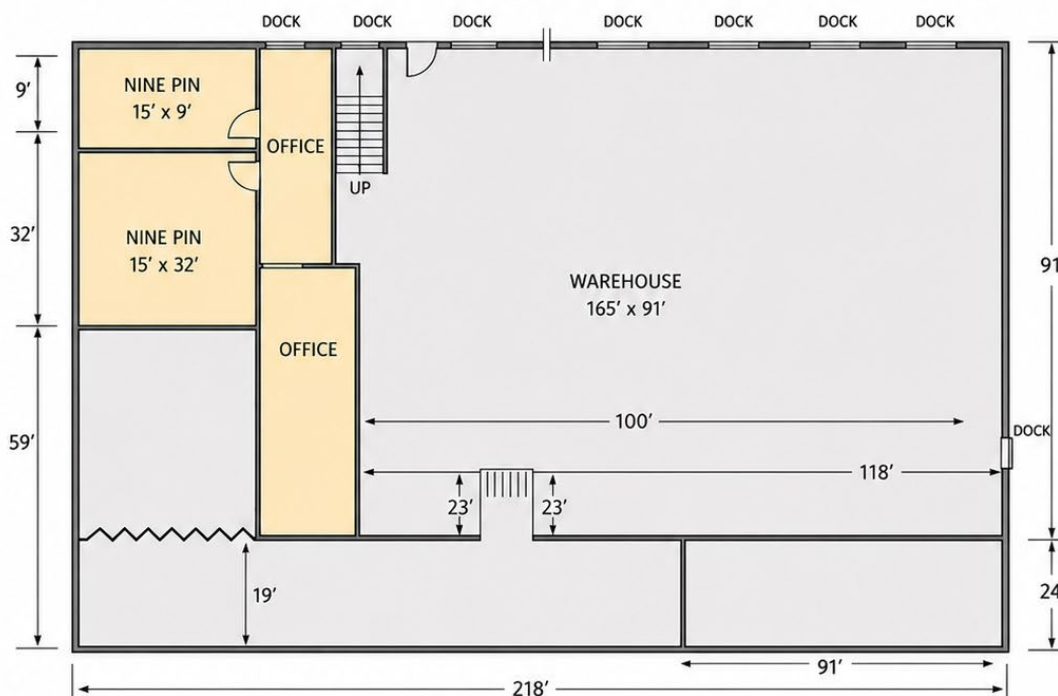
45 Learned Street
Albany, NY 12207

FLOOR PLAN

SECOND FLOOR – OFFICE



FIRST FLOOR – WAREHOUSE & NINE PIN



Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2025. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.



**CUSHMAN &
WAKEFIELD**



**Pyramid Brokerage
Company**

**45 Learned Street
Albany, NY 12207**



Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2025. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

**For additional information, please
contact:**



Adam Field

Associate Real Estate Broker

+1 518 669 9930 (mobile)

afield@pyramidbrokerage.com



April L. McFee

Associate Real Estate Broker

+1 518 810 6622 (mobile)

amcfee@pyramidbrokerage.com