

325,500 & 297,000 SF

CLASS A INDUSTRIAL DEVELOPMENT

FOR LEASE

SCHODACK COMMERCE CENTER, 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.



STANDBROKERAGE
COMPANY
4 Executive Park Drive
Albany, NY 12203
standardbrokerageco.com

TYLER CULBERSON, SIOR
President & Principal Broker
M: (518) 857-0586
O: (518) 618-0590, ext. 402
E: tculberson@standardbrokerageco.com

DANIEL SLOTE, SIOR
Associate Real Estate Broker
M: (518) 322-9752
O: (518) 618-0590, ext. 404
E: dslote@standardbrokerageco.com



SCANNELL
PROPERTIES

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).



CLICK TO VIEW ZONING MAP & TABLES

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	Sprinkler	ESFR
Floor Slab	6"	Zoning	Highway Commercial, Town of Schodack
Lighting	BTS	Utilities (Gas & Electric)	National Grid
Electrical	3,000 Amp	Water	Municipal
		Septic	Private

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 **CLICK TO VIEW SITE PLAN**



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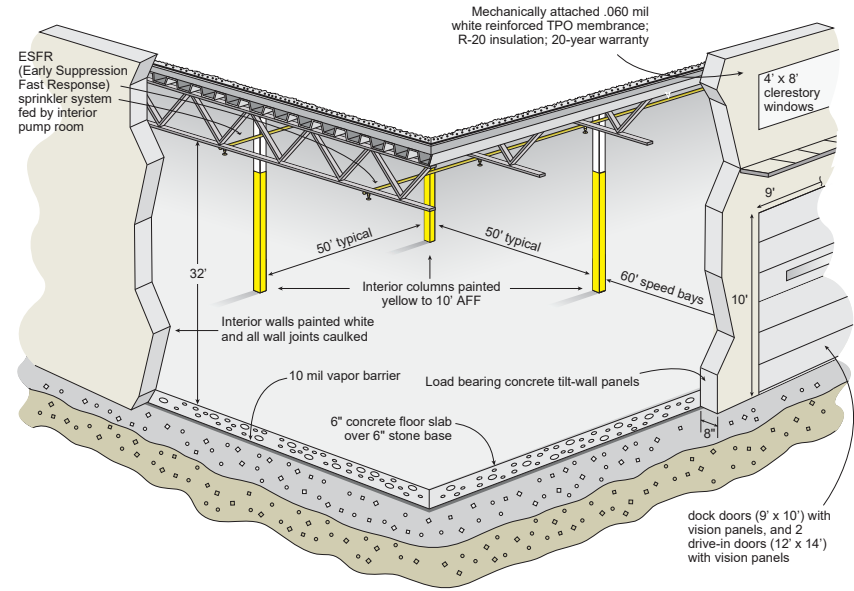


SCANNELL PROPERTIES

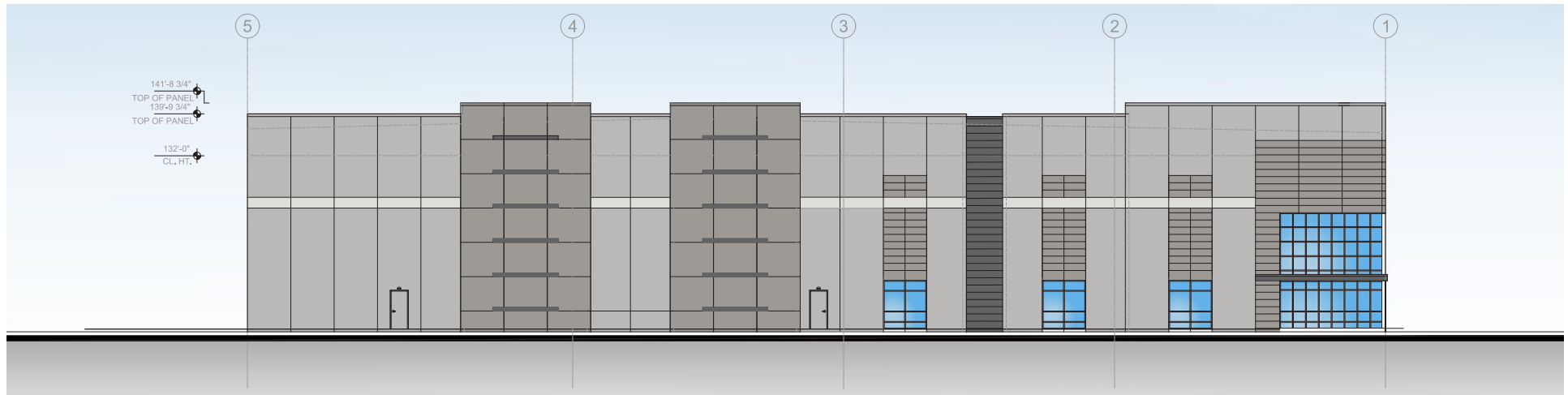
CONSTRUCTION

Experience You Can Trust

Schodack Commerce Center 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

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.

