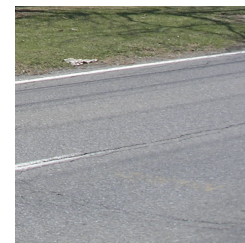


**FOR LEASE—2,500 SF**

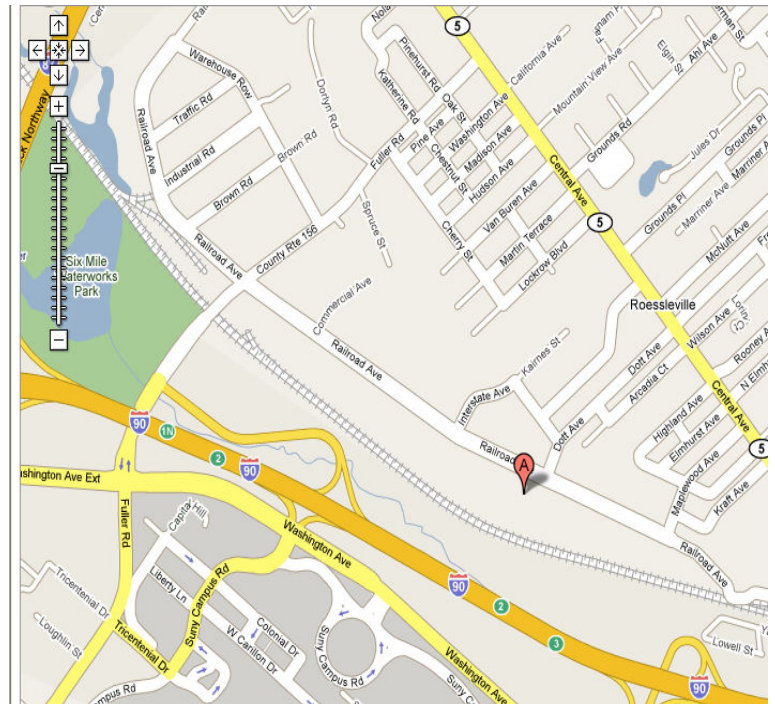
**30 Railroad Avenue—Colonie, New York**

**ASKING \$\$ 3.75/SF, NNN**



## Features

- Zoned Industrial—Storage, Manufacturing, Distribution
- Safe, Secure, Dry Storage—No Office, No Lavatory
- Rear right corner of building with abundant parking
- Gas Heat, 100 Amp Electric—3 Phase
- Nets Approximately \$ 1.25 per square foot
- Tax ID # 52.10-4-3
- 1 Truck Dock, 48" high, 8' x 8' door
- Excellent Access to State Highways, Less than 1/2 mile of convergence of I-87 & I-90
- Master Tenant has lease until November 2012
- Can be Combined with Adjacent 3,000 SF Space to create a 5,500 SF space with 2 docks
- Block Building, Built in 1963, Ceiling Height—9'6"
- Directions: From I-90, take Fuller Road Exit, 1/4 mile North, Right onto Railroad Ave. 1/4 mile East, Property is on Right side



**NAI Platform**

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For information, please contact your exclusive listing agent:

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