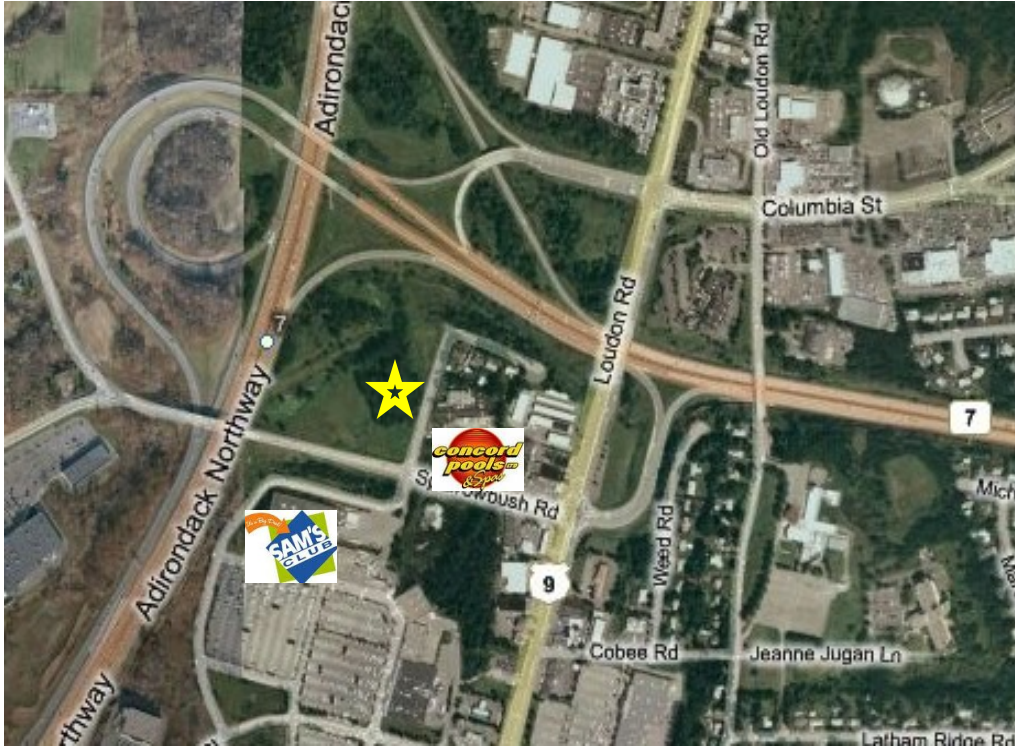


Fully Approved—Shovel Ready For Sale or Lease

38 Old Sparrowbush Road Latham, NY



Property Profile:

Size: 2.84 Acres
 Frontage: 464 Feet
 Zoning: HCOR
 Utilities: Water—Municipal
 Sewer—Municipal
 Natural Gas
 Parking: 141 Spaces

Features:

- Prime building site with Northway exposure at Exit 7
- Fully Approved for a 40,000 Square Foot office building
- 43% Green Area
- Owner will also build to suit and lease
- Army Corps Approved
- Wetland have been mitigated
- Located at the rear entrance to Latham Farms
- Traffic Light at Corner
- Easy access from all directions.



Available For Sale:
\$1,200,000

Available For Lease:
\$100,000 per Year

NAI Platform

Commercial Real Estate Services, Worldwide.

The information contained herein has been given to us by the owner of the property or 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.

Contact information:

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