

Office/Warehouse Space for Lease
10B Madison Avenue Extension, Albany, NY 12203

10,703 RSF
9,682 RSF Office & 1,021 RSF Warehouse
\$15.50/RSF + utilities



Property Features

- Convenient access to major highways, shopping malls and restaurants.
- Single-story office building with flexible build out. Private off-street parking available for 88 vehicles.
- Peaceful quiet setting near Pine Bush Reserve.
- Lease price includes property taxes, building insurance, maintenance, Monday - Friday, 8:00 am to 5:00 pm, housekeeping, Monday - Friday, 5:00 pm to 9:00 pm.
- Tenant Improvements to be negotiated.

Warehouse Features

- Heated & cooled.
- Overhead door at grade.
- Existing cages.



Robert Murphy
Real Estate Sales Person
518 465 1400 ext. 209
RMurphy@naiplatform.com

James "Jay" Verro, CCIM
Associate Real Estate Broker
518 465 1400 ext. 214
JVerro@CCIM.net



NAI Platform
14 Corporate Woods Blvd, Suite 100
Albany NY, 12211
518-465-1400



10B Madison Avenue Extension

Albany, NY

Building Information

Lot size:	2.21 Acres
Zoning:	MU-CI
Parking:	88 Private Spaces
Water:	Municipal
Sewer:	Municipal
Telecom:	Fiber Available
Heat:	GFHA
A/C:	Central
Electric:	600 Amp 3 Phase
Condition:	Excellent
Construction:	Brick
Built:	1997

Directions

Washington Ave Extension to Rt 155. Go through intersection to Madison Ave Extension, take first left.

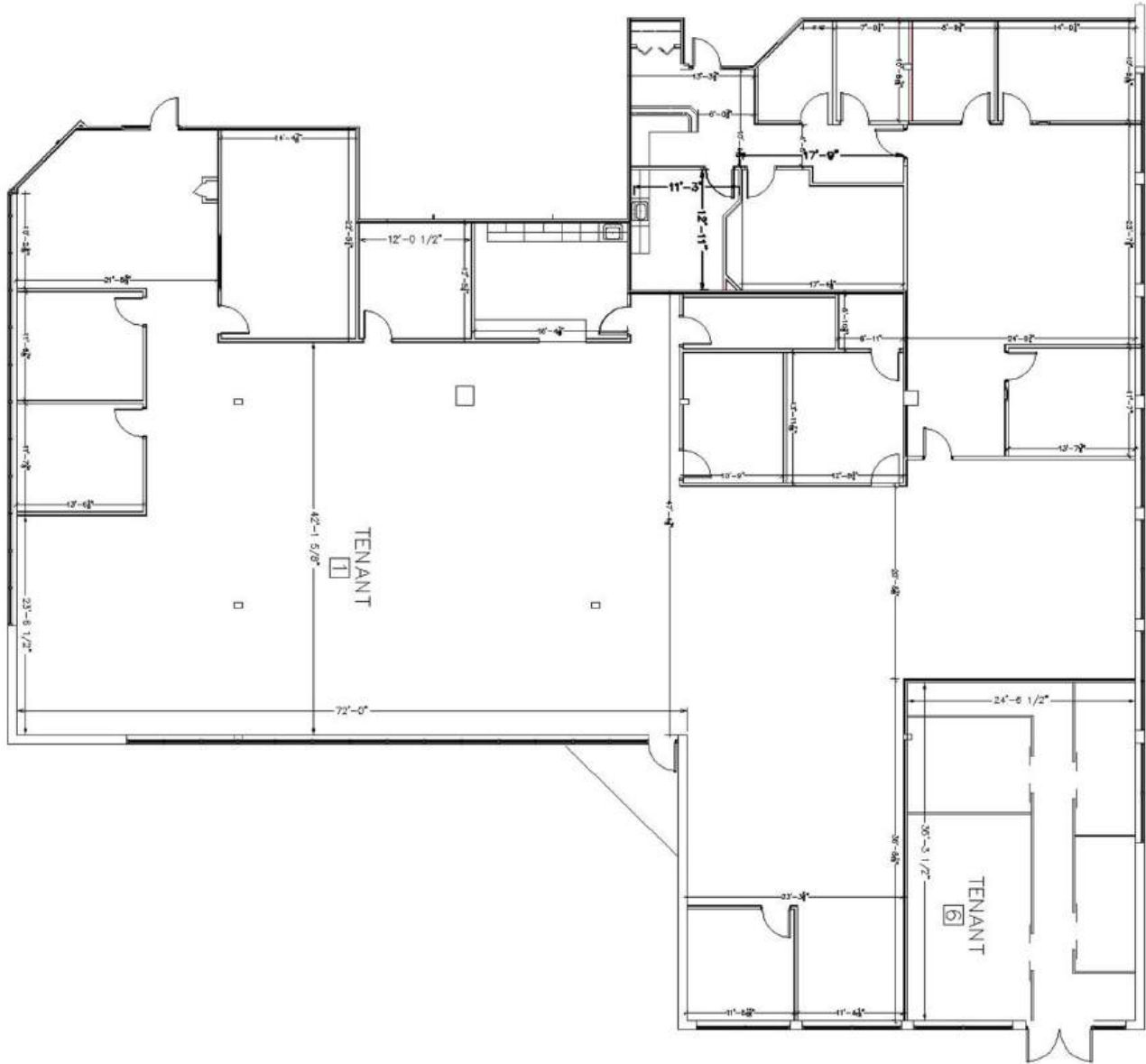
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Floor Plan



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The Anderson Group
125 Wolf Road Albany, New York 12205
518-458-7726
www.andersonoffices.com