



For Sale

~113,639 SF industrial facility and 1.74 acre fully fenced and paved IOS / parking site

38 WAREHOUSE ROW AND 124 RAILROAD AVENUE | COLONIE, NY



BUILDING SPECIFICATIONS



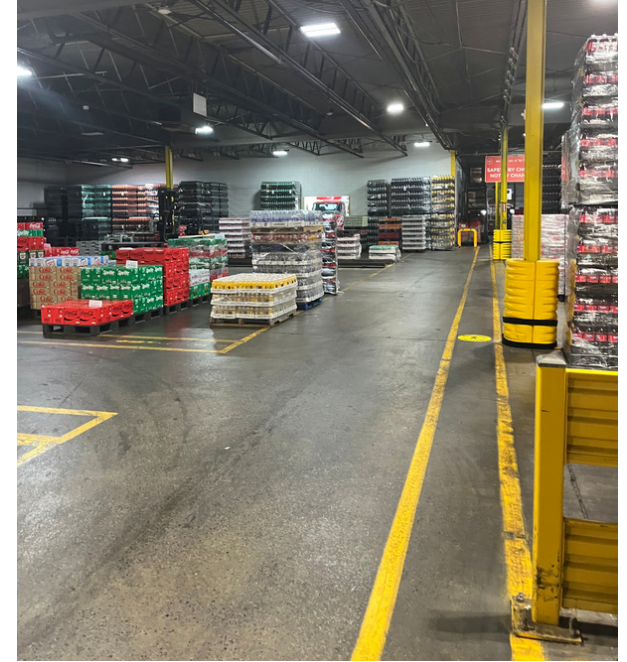
Total building:	+/- 113,639 SF
Office area:	+/- 7,000 SF
Fleet maintenance area:	+/- 5,256 SF
Warehouse area:	+/- 101,383 SF
Acreage:	4.2 acres
Date of construction:	1972 with later expansions
Construction:	- Floors: Concrete slab - Walls: Block and insulated metal panel - Columns: Steel "H"
Column spacing	Varies; some clear span, 40'x50' and 81' on center
Ceiling height:	- Cooler Service: 10'4" – 14'1" - Receiving: 20'4" - Expansion: 14'9"
Loading:	- Warehouse: Five (5) drive in doors varying in size from 10'x12' to 16'x14' - Fleet Maintenance: Four (4) 12'x14' drive in doors - Seven (7) total 8'x10' manual dock high loading doors with levelers and seals
Lighting:	LED
Utilities:	All major utilities including municipal water and sewer
Power:	1600 amp service provided by National Grid



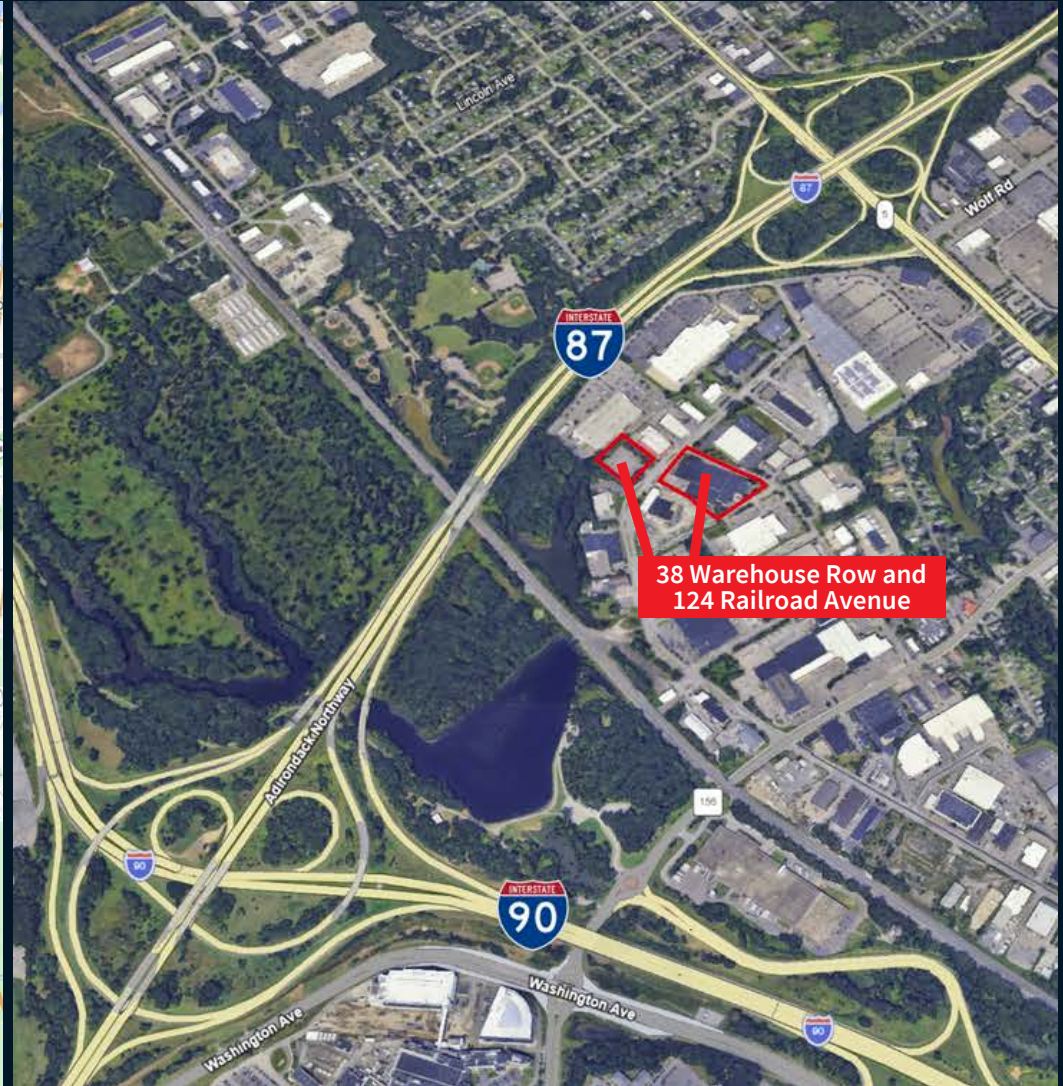
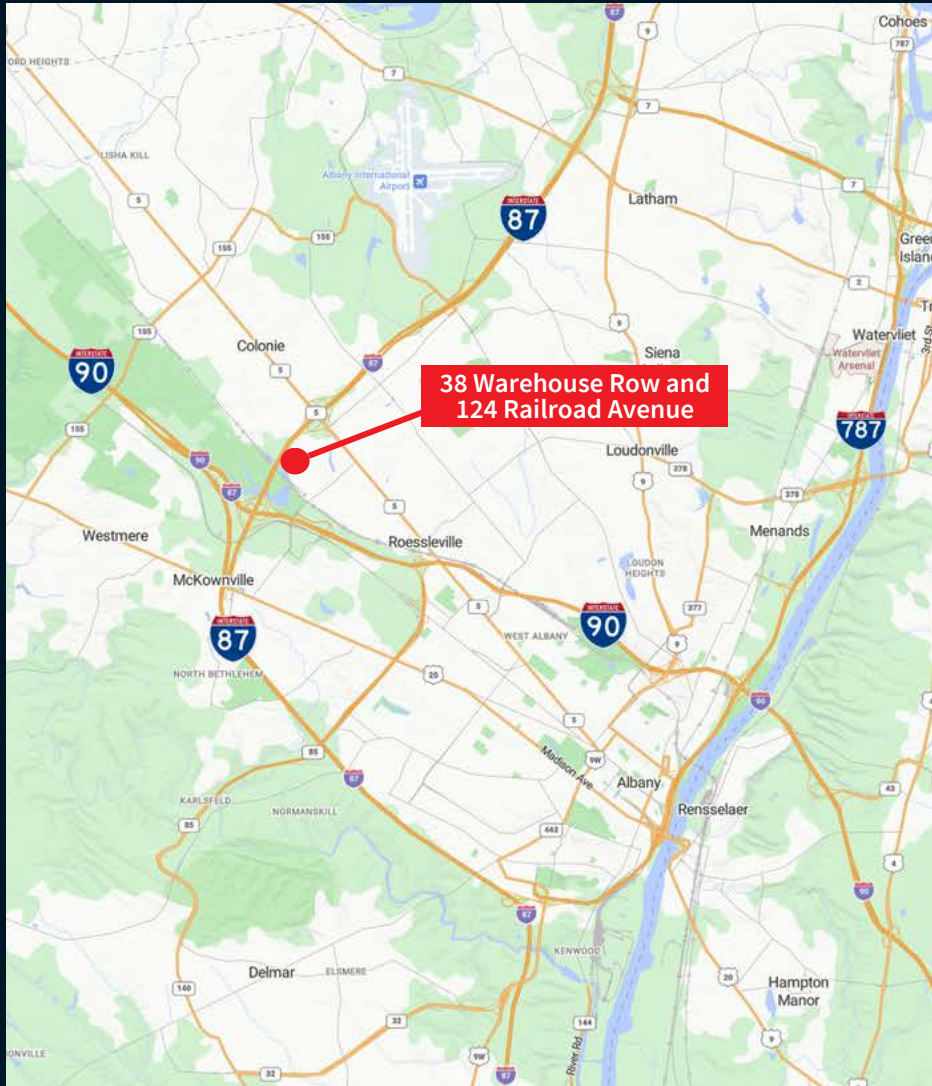
IOS / parking site:	1.74 acres
	Fully fenced and paved
Location:	Ideally located less than 1.5 miles from I-87 and less than 1 mile from Wolf Road



BUILDING AND LAND SITE IMAGES



LOCATION MAPS



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