

FOR LEASE
450 DUANE AVENUE

Schenectady, NY 12304

Property Highlights

Highly visible building along I-890 available for immediate lease. Up to 28,100 SF is currently vacant and can be subdivided. Building has been recently remodeled with fiber optic throughout. 1 passenger elevator, 1 common freight elevator, sprinkler system, 24/7 video surveillance, 4000 amp/3 phase power (208 volts, 277 volts, and 480 volts), and complete gym for all employees of tenants. Located directly off of I-890 with easy access to NYS Thruway (I-90).

Amenities

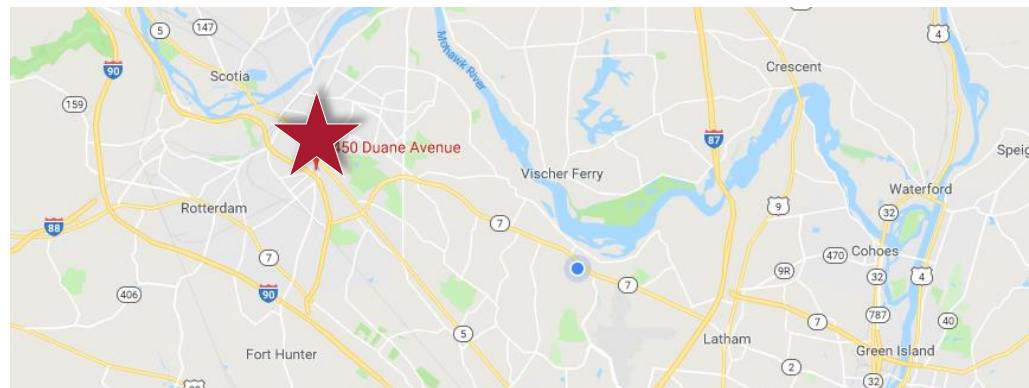
- Ceiling Height: 18'
- Elevators: 1
- Loading Docks: 3
- Parking: 300 Private
- Stories: 3
- GHA Heat
- Municipal Water and Sewer
- Offered Lease Terms: Negotiable

Street / Cross-Street	Traffic Count (AADT)
I890 & Michigan Avenue	20,472 AADT
South Brandywine & Duane Avenue	8,492 AADT
I-90 & Washington Ave	12,786 AADT

Source: NYS Traffic Data 2017

Demographic	0-1 Mile	1-3 Miles	3-5 Miles
Population	26,731	80,122	46,279
Households	9,622	33,528	18,081
Average Income	\$44,852	\$74,509	\$105,296
Total Businesses	473	2,783	1,197
Daytime Employees	6,579	65,723	21,182

Source: ESRI 2017



For more information, contact:

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