



**CUSHMAN &  
WAKEFIELD**



**Pyramid Brokerage  
Company**

**13 AIRLINE DRIVE  
ALBANY, NY 12205**



**FOR SALE OR LEASE**

**27,000± SF**

**EXCLUSIVE CONTACT**

**Peter W. Struzzi, SIOR**

**Vice Chairman**

**Real Estate Broker**

**+1 518 229 6795 (mobile)**

**pstruzzi@pyramidbrokerage.com**

**Michael Struzzi**

**Real Estate Salesperson**

**+1 518 878 4759 (mobile)**

**mstruzzi@pyramidbrokerage.com**

## **CLASS A OFFICE BUILDING**

**40 British American Blvd  
Latham, New York 12110**

**+1 518 489 9199**

**pyramidbrokerage.com**

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*Approximate Plot Lines; Subject To Verification By Survey*

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# OFFICE/DEVELOPMENT OPPORTUNITY

## Property Highlights

- Class A Office Building
- Situated On 9.47 Acre Parcel
- Located In A Highly Desirable Location Near Albany International Airport and Christian Brothers Academy
- Large Parcel Allows For Further Office Expansion Or Redevelopment
- Building Is Mostly Built Out as Class A Office Space with Roughly 25% Raw, Unfinished Space
- Property Is Serviced By A CDTA Line At The Southern End Of The Parking Lot
- Aux Generator on Site

| Demographic         | 1 Mile    | 3 Miles   | 5 Miles   |
|---------------------|-----------|-----------|-----------|
| Population          | 2,726     | 38,701    | 127,124   |
| Households          | 1,052     | 16,701    | 51,517    |
| Average H.H. Income | \$116,708 | \$120,208 | \$119,652 |
| Daytime Employees   | 3,231     | 59,648    | 125,299   |

Source: ESRI

## Traffic Counts

Watervliet Shaker Rd 11,078 AADT

Source: NYS DOT

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[pyramidbrokerage.com](https://pyramidbrokerage.com)



<https://kuula.co/share/collection/7TLGx?logo=0&info=0&fs=1&vr=1&zoom=1&sd=1&thumbs=4>

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# 9.47 ACRES NEAR ALBANY AIRPORT

## Property Highlights

|                        |                                |                       |                                                      |
|------------------------|--------------------------------|-----------------------|------------------------------------------------------|
| Address                | 13 Airline Dr, Albany NY 12205 | Fire Protection       | Wet Sprinkler System                                 |
| Year Built             | 1998                           | Security              | Key Fob                                              |
| Total Building SF      | 27,000                         | Zoning                | COR                                                  |
| Construction           | Masonry & Stee;                | Floors                | Single Story                                         |
| Land Area              | 9.47± acres                    | Occupancy             | Single or Multi Tenant                               |
| Clear Height           | 12' to Bottom of Joists        | HVAC                  | Gas Fired Roof Mounted HVAC                          |
| Parking                | 5.75/1000 SF                   | Utility Providers     | Public Water & Sewer<br>National Grid Electric & Gas |
| Est Real Estate Taxes: | \$80,410.70 (2021)             | Signage               | Building & Monument                                  |
| Tax ID#                | 30.-2-6.45                     | Public Transportation | Capital District Transportation Authority On Site    |

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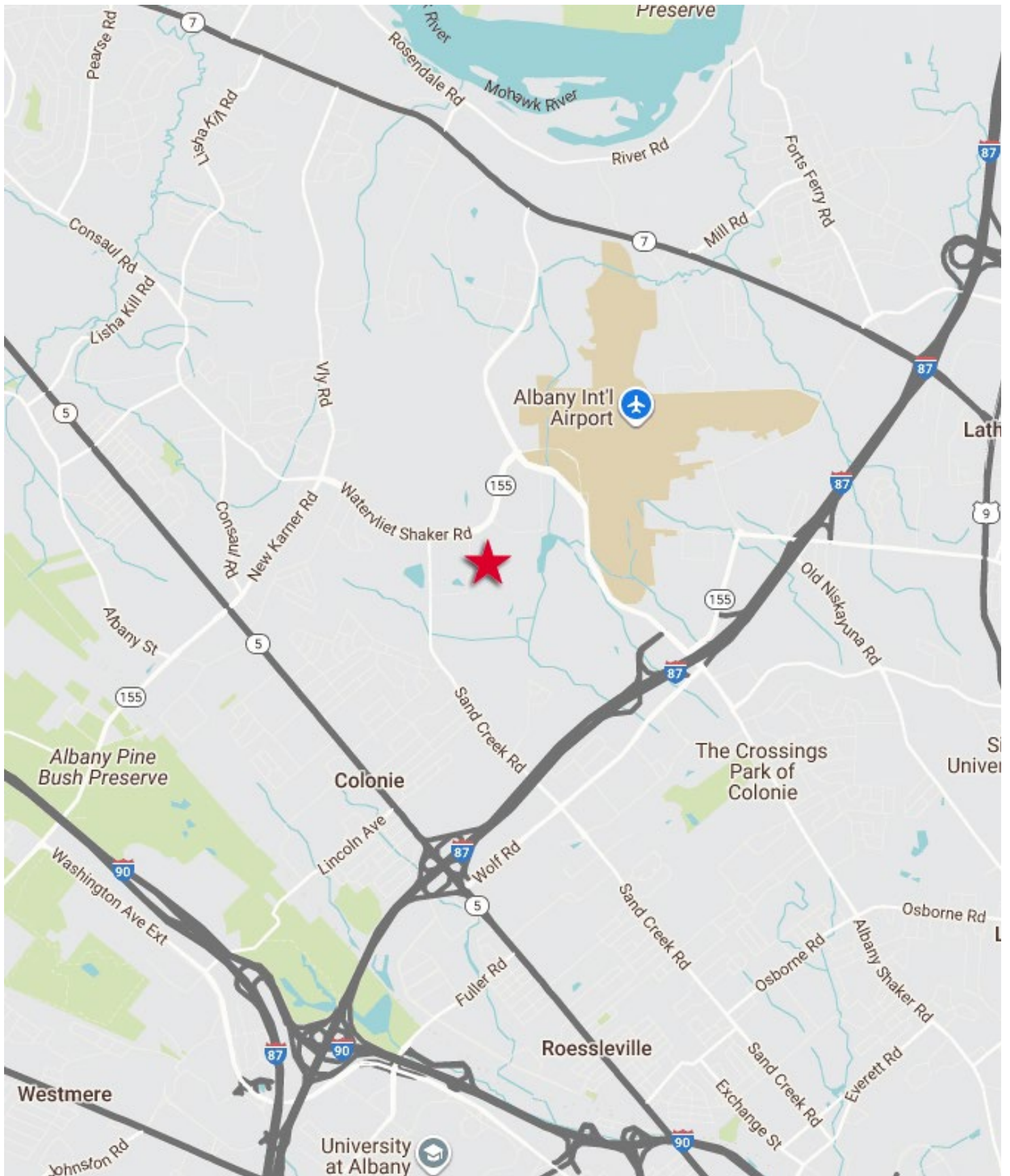


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**For additional information, please  
contact:**



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