



FOR LEASE

40,000± SF OF INDUSTRIAL SPACE AVAILABLE

EXCLUSIVE CONTACT

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PRIME CAPITAL REGION INDUSTRIAL FACILITY

Property Highlights

- 40,000± SF industrial space available.
- Ideal for warehousing, distribution, manufacturing and logistics.
- Strategic location near Downtown Albany and Port of Albany.
- Located in an established industrial corridor.
- Convenient access to I-787, I-90 & major Capital Region highways.
- Large open warehouse layout with office space making this ideal for multiple different uses.
- Available 08/01/2026

Demographic	1 Mile	3 Miles	5 Miles
Population	14,699	101,141	191,296
Households	6,949	46,663	83,461
Average H.H. Income	\$68,066	\$84,146	\$97,966
Daytime Employees	39,030	122,967	183,489
Source: ESRI			

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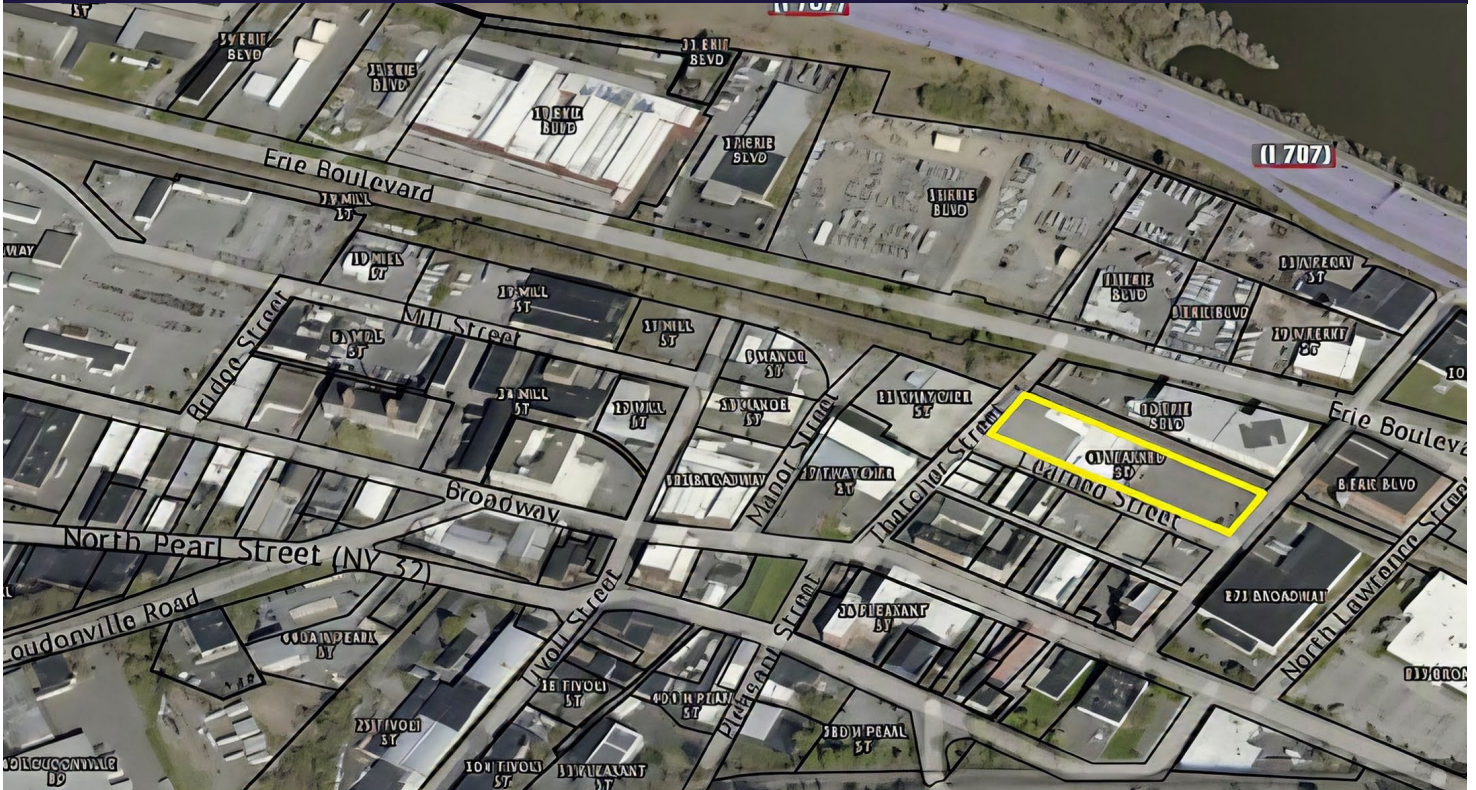


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**Pyramid Brokerage
Company**

**45 Learned Street
Albany, NY 12207**



FOR LEASE

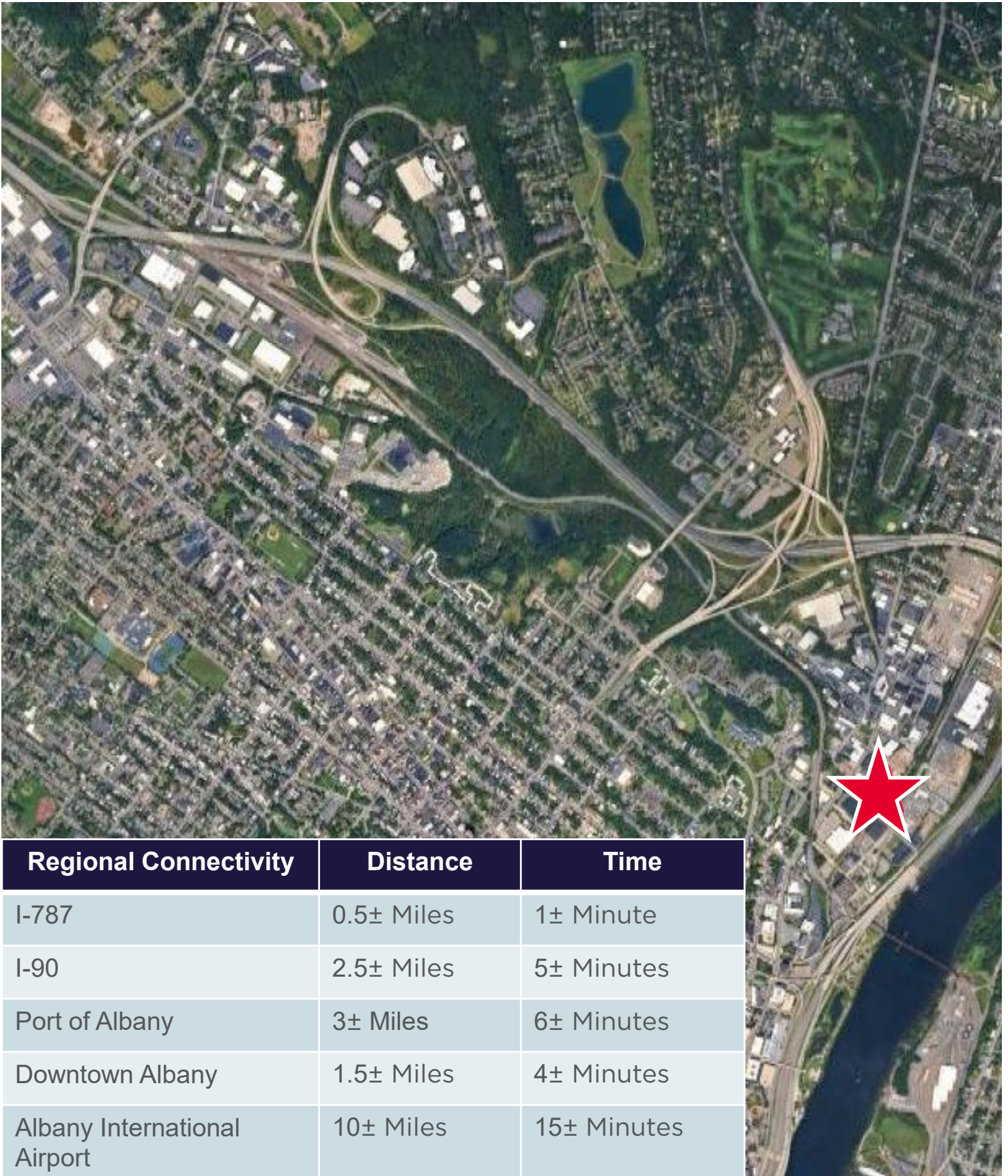
CONVENIENT ACCESS TO MAJOR HIGHWAYS

Property Highlights

Address	45 Learned Street, Albany, NY 12207	Roof Material	Rubber
Year Built	1920	Power	3 Phase
Total Building SF	45,000± SF	Parking	121±
Available SF	40,000± SF	Occupancy	Multi-Tenant
Construction	Cinder Block	Zoning	Commercial
Land Area	2.14± AC	Ceiling Height	21'
Office Area	2,000± SF	Dock Doors	Eight
Utilities	Municipal Water/Sewer	Fire Protection	Sprinklers

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Regional Connectivity	Distance	Time
I-787	0.5± Miles	1± Minute
I-90	2.5± Miles	5± Minutes
Port of Albany	3± Miles	6± Minutes
Downtown Albany	1.5± Miles	4± Minutes
Albany International Airport	10± Miles	15± Minutes



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WAKEFIELD

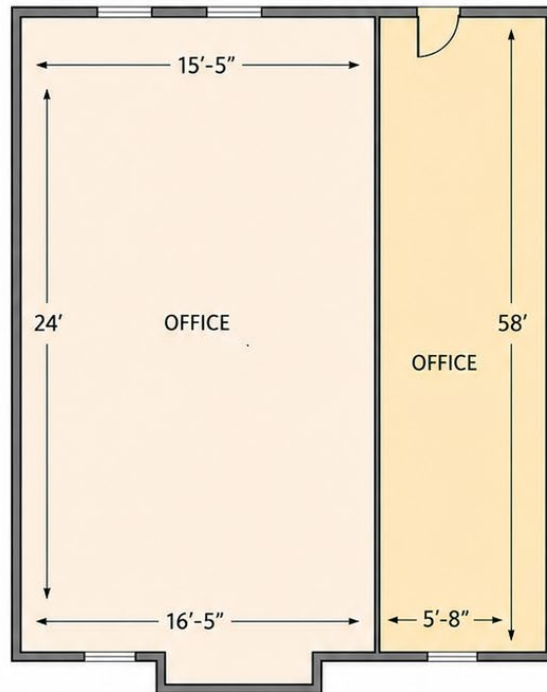


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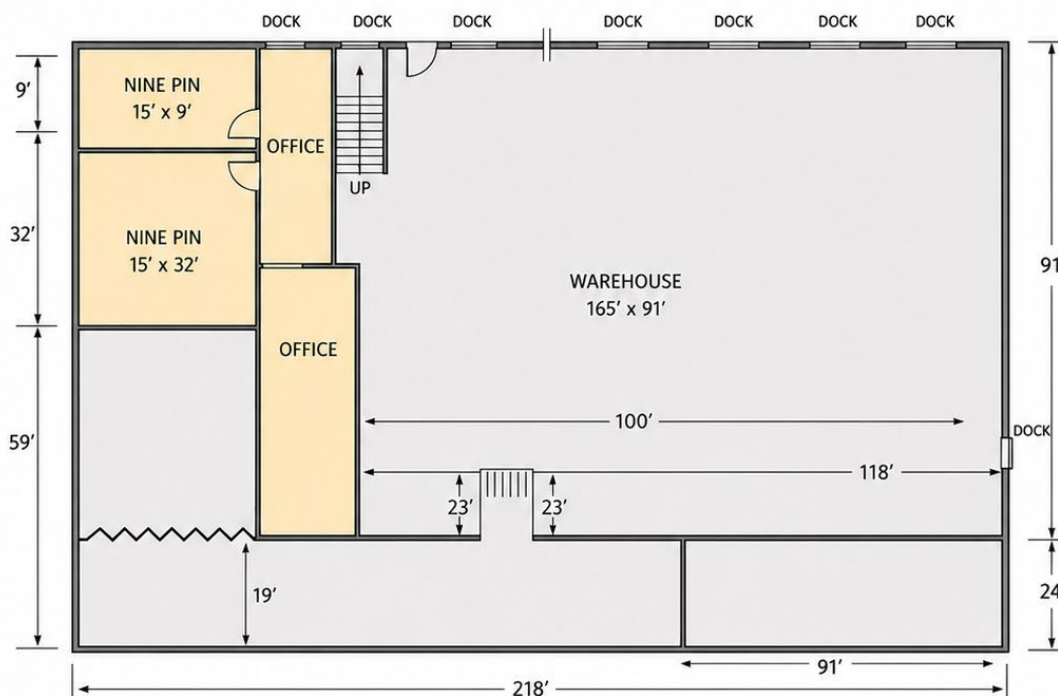
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FLOOR PLAN

SECOND FLOOR – OFFICE



FIRST FLOOR – WAREHOUSE & NINE PIN



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**For additional information, please
contact:**



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