



**CUSHMAN &  
WAKEFIELD**



**Pyramid Brokerage  
Company**

**1 Terminal Street  
Albany, NY 12206**



**FOR SALE OR LEASE**

**17,216± SF**

**PRIME LOCATION  
JUST OFF I-90**

**EXCLUSIVE CONTACT**

**April L. Mcfee**  
**Associate Real Estate Broker**  
+1 518 810 6622  
[amcfee@pyramidbrokerage.com](mailto:amcfee@pyramidbrokerage.com)

**Adam Field**  
**Associate Real Estate Broker**  
+1 518 669 9930  
[afield@pyramidbrokerage.com](mailto:afield@pyramidbrokerage.com)

40 British American Blvd  
Latham, New York 12110  
+1 518 489 9199  
[pyramidbrokerage.com](http://pyramidbrokerage.com)

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance  
Cushman & Wakefield Copyright 2025. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.


**FOR SALE OR LEASE**

# INDUSTRIAL BUILDING FOR SALE OR LEASE

## Property Highlights

- Industrial building for sale or lease located in a prime spot just off I-90.
- Located in an industrial corridor.
- Full 17,216± SF subdividable
- 1,500± SF mezzanine.
- 1,300± SF drive-in garage space.
- Renovations completed in 2026

| <b>Demographic</b>  | <b>1 Mile</b> | <b>3 Miles</b> | <b>5 Miles</b> |
|---------------------|---------------|----------------|----------------|
| Population          | 23,888        | 124,615        | 198,775        |
| Households          | 9,910         | 55,247         | 86,793         |
| Average H.H. Income | \$59,088      | \$89,171       | \$100,752      |
| Daytime Employees   | 10,593        | 149,351        | 227,316        |

Source: ESRI

## Traffic Counts

|                 |            |
|-----------------|------------|
| Terminal Street | 5,064 AADT |
|-----------------|------------|

Source: NYS DOT

40 British American Blvd  
Latham, New York 12110  
+1 518 489 9199

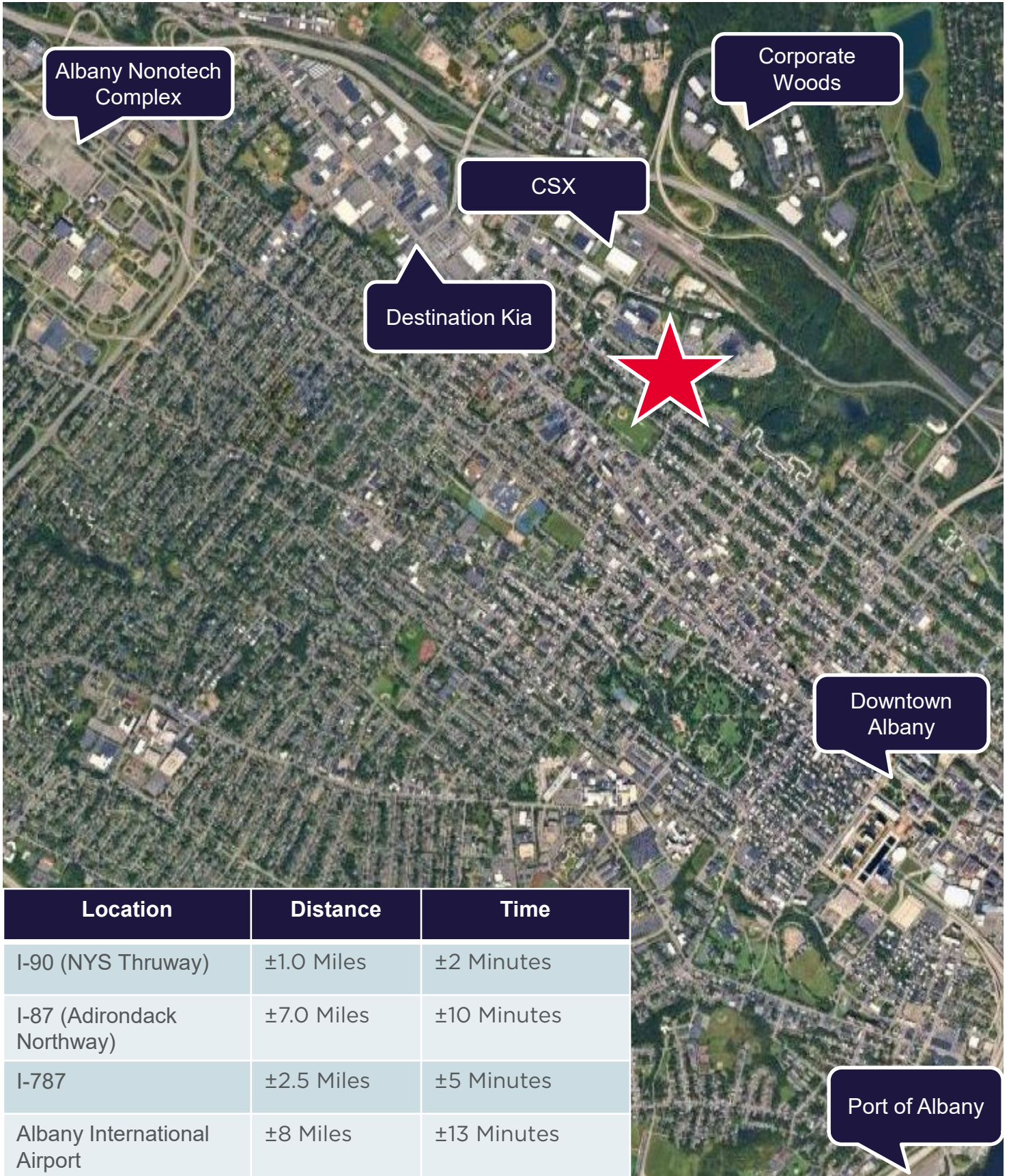
[pyramidbrokerage.com](http://pyramidbrokerage.com)


**FOR SALE OR LEASE**

# CONVENIENT ACCESS TO I-90 & DOWNTOWN ALBANY

## Property Highlights

|                   |                                        |                   |                         |
|-------------------|----------------------------------------|-------------------|-------------------------|
| Address           | 1 Terminal Street,<br>Albany, NY 12206 | Roof Type         | Asphalt                 |
| Year Built        | 1952                                   | Zoning            | M1 (General Industrial) |
| Total Building SF | 17,216± SF                             | Occupancy         | Single Tenant           |
| Power             | Single Phase                           | Truck Level Doors | Two                     |
| Construction      | Block, Metal                           | Grade Level Doors | Two                     |
| Land Area         | 0.46± AC                               | Floors            | Single Story            |
| Office Area       | 216± SF                                | Signage           | Building                |
| Utilities         | Public water/sewer                     | Clear Height      | 14'-20'                 |



| Location                     | Distance   | Time        |
|------------------------------|------------|-------------|
| I-90 (NYS Thruway)           | ±1.0 Miles | ±2 Minutes  |
| I-87 (Adirondack Northway)   | ±7.0 Miles | ±10 Minutes |
| I-787                        | ±2.5 Miles | ±5 Minutes  |
| Albany International Airport | ±8 Miles   | ±13 Minutes |





**For additional information, please  
contact:**



## **April L. McFee**

**Associate Real Estate Broker**

**+1 518 810 6622 (mobile)**

**[amcfee@pyramidbrokerage.com](mailto:amcfee@pyramidbrokerage.com)**



## **Adam Field**

**Associate Real Estate Broker**

**+1 518 669 9930 (mobile)**

**[afield@pyramidbrokerage.com](mailto:afield@pyramidbrokerage.com)**