CUSHMAN & WAKEFIELD | Pyramid Brokerage Company

1 Terminal Street
Albany, NY 12206



FOR SALE OR LEASE

6,611± SF

PRIME LOCATION JUST OFF I-90

EXCLUSIVE CONTACT

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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 6,611± SF.
- 482± SF office space.
- Renovations completed in 2026

Demographic	1 Mile	3 Miles	5 Miles
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

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FOR SALE OR LEASE

CONVENIENT ACCESS TO I-90 & DOWNTOWN ALBANY

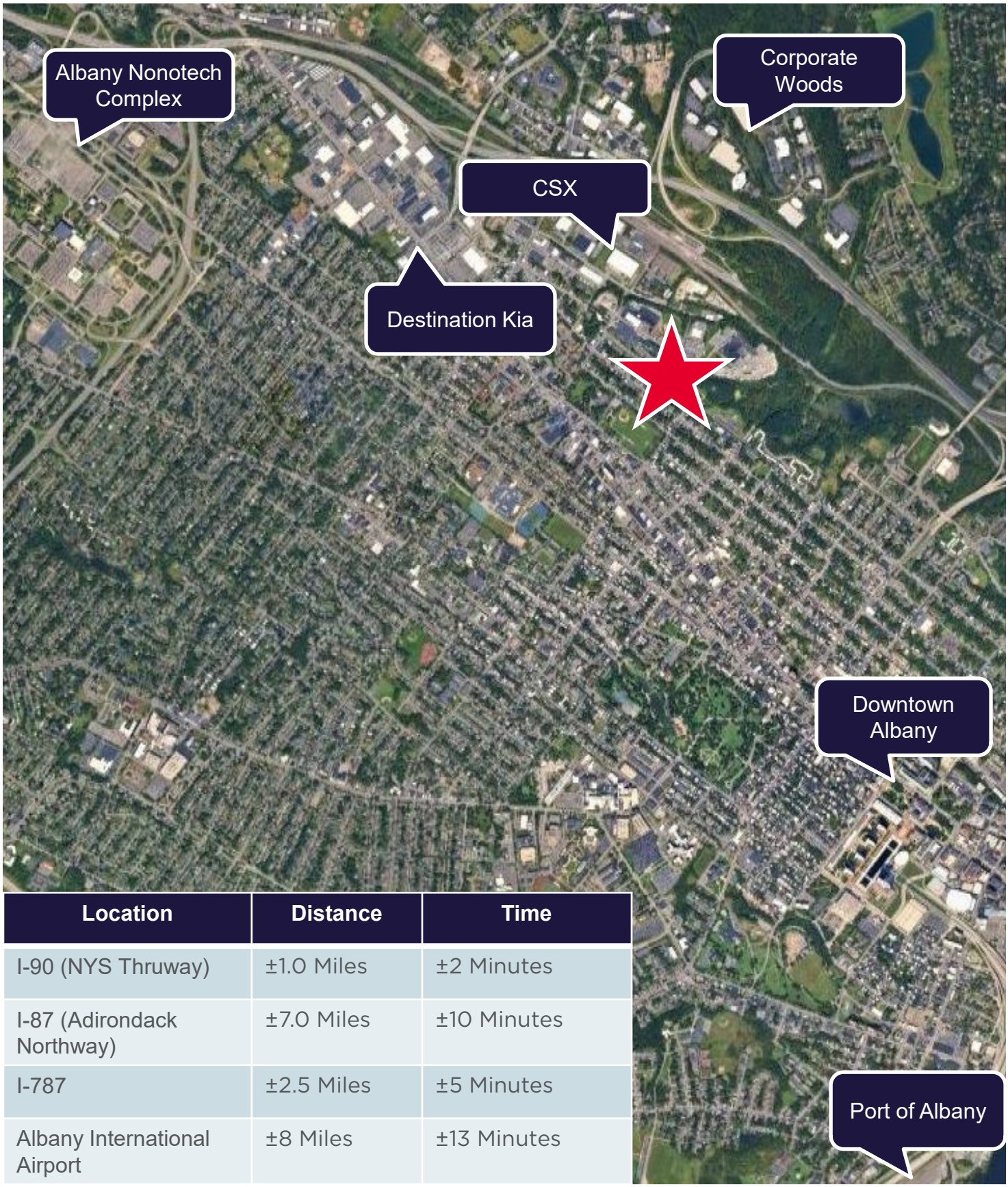
Property Highlights

Address	1 Terminal Street, Albany, NY 12206	**Roof Type**	Asphalt
Year Built	1952	**Zoning**	M1 (General Industrial)
Total Building SF	6,611± 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	482± SF	Signage	Building
Utilities	Public water/sewer	**Clear Height**	14’-20’

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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

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