CUSHMAN & WAKEFIELD | Pyramid Brokerage Company

8 Petra Lane
Albany, NY 12205



FOR LEASE

SMALL-BAY INDUSTRIAL / FLEX-OFFICE SPACE OPPORTUNITY

2,640± SF

EXCLUSIVE CONTACT

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EASILY ACCESSIBLE WAREHOUSE SPACE

Property Highlights

- Versatile flex space conveniently located just off Central Avenue.
- Excellent condition — 573± SF office space w/ bathroom and a 2,067± SF open warehouse layout.
- Positioned nicely for easy access to I-87 (Exit 2) and I-90
- Lease Rate: $9.50/SF NNN w/ est. nets $4.35/SF

Demographic	1 Mile	3 Miles	5 Miles
Population	3,206	51,548	145,888
Households	1,254	20,470	60,642
Average H.H. Income	$111,477	$112,572	$119,680
Daytime Employees	8,633	84,034	145,310

Source: ESRI

Traffic Counts

Petra Lane	2,266 AADT
Central Avenue	31,831 AADT
Source:	NYS DOT



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Property Highlights

Address	8 Petra Lane, Albany, NY 12205	**Sprinkler System**	Wet
Year Built	2006	**Zoning**	Commercial
Total Building SF	16,372± SF	**Ceiling Height**	24’
Available SF	2,640± SF	**Drive-In Doors**	One (12’ x 14’)
Construction	Steel	**Drive-In Height**	14’
Land Area	1.5± acres	**Power**	3 Phase, 480V
Office Area	573± SF	**Parking**	47± spaces – first come first serve
Utilities	Municipal water/sewer	**Estimated Nets**	$4.35 PSF

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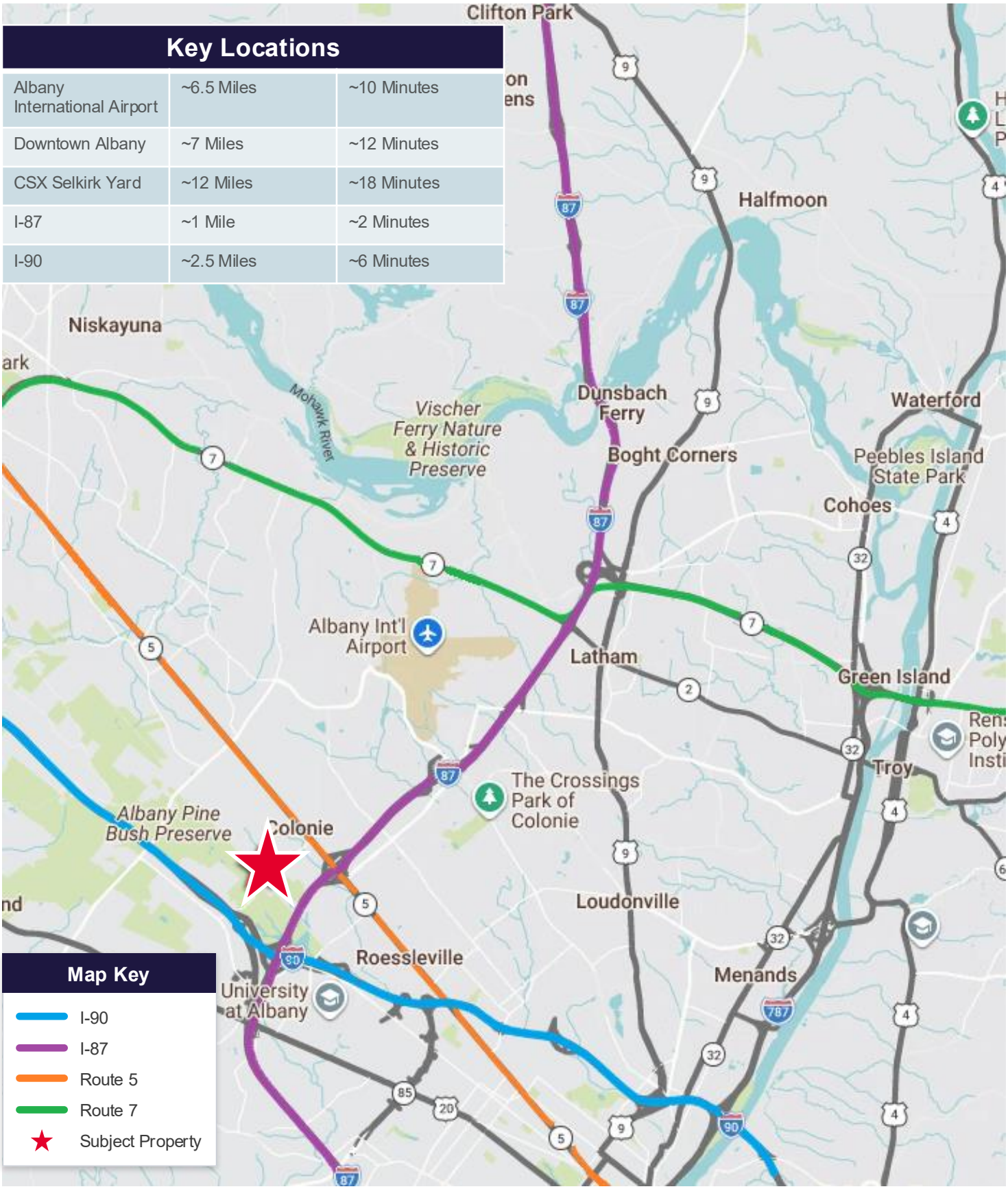
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Key Locations

Albany International Airport	~6.5 Miles	~10 Minutes
Downtown Albany	~7 Miles	~12 Minutes
CSX Selkirk Yard	~12 Miles	~18 Minutes
I-87	~1 Mile	~2 Minutes
I-90	~2.5 Miles	~6 Minutes



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