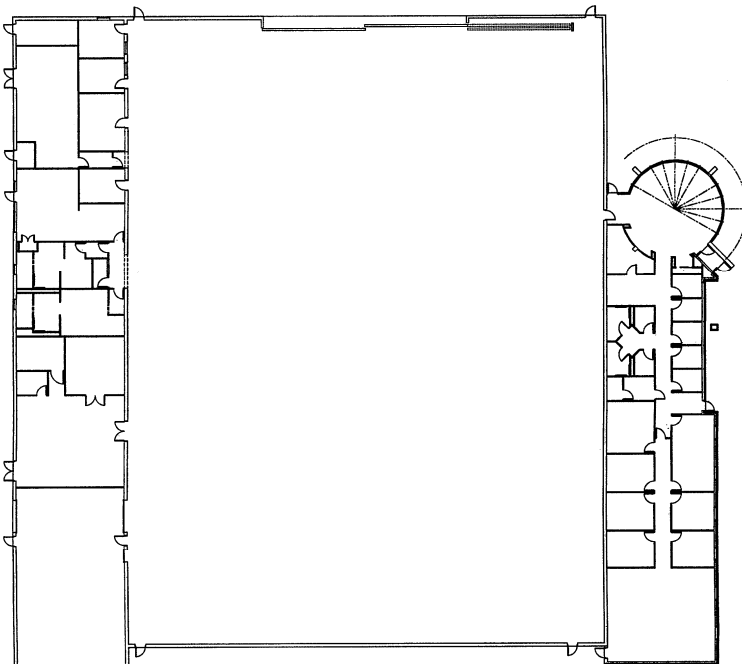




22 JETWAY DRIVE, ALBANY NY 12211

42,800 SQ. FT. HANGAR W/OFFICE FOR LEASE



30,000 square foot hangar with 5,384 SF office and 7,416 SF maintenance area.

General

Total Square Feet: 42,800
Available Square Feet: 42,800
Location: Southeast quadrant
Availability: Immediately

Specifications

Hangar: 30,000 sq. ft. (150 ft. x 200 ft.)
Sliding Door: 64 ft. x 24 ft. w/electric opener
Clear Ceiling Height: 24 ft.
Column Spacing: Clear span
Lighting: High bay metal halide lights
Drainage: 3 trench drains
Apron: 12,000 sq. ft.
Canopy Apron: 42 ft. x 181 ft.
Office: 5,384 sq. ft.
Maintenance Area: 7,416 sq. ft.
Drive-In Door: (1) 10 ft. x 12 ft. w/electric opener
Restrooms: 6 restrooms, 8 toilets, 2 showers
Locker Rooms: Men's and women's w/lockers and showers
HVAC: Gas heat, radiant floor in hangar, air conditioning in office
Sprinkler System: Throughout building
High Expansion Foam: Hangar
Compressed Air: Hangar
Parking: 45 parking spaces

Construction

Year Built: 2007
Exterior: Metal and brick
Roof: EPDM and metal

Utilities

Electric: National Grid
Three Phase Power: Yes
Gas: National Grid
Water: Town of Colonie (on site)
Sewer: Town of Colonie (on site)
Telecommunications: Various providers available
Lines: CAT 6 data, CAT 6 telephone

Access

Highway: Albany-Shaker Road (0.1 miles)
Interstate: I-87 /Northway (1 mile), I-90 (3 miles)



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