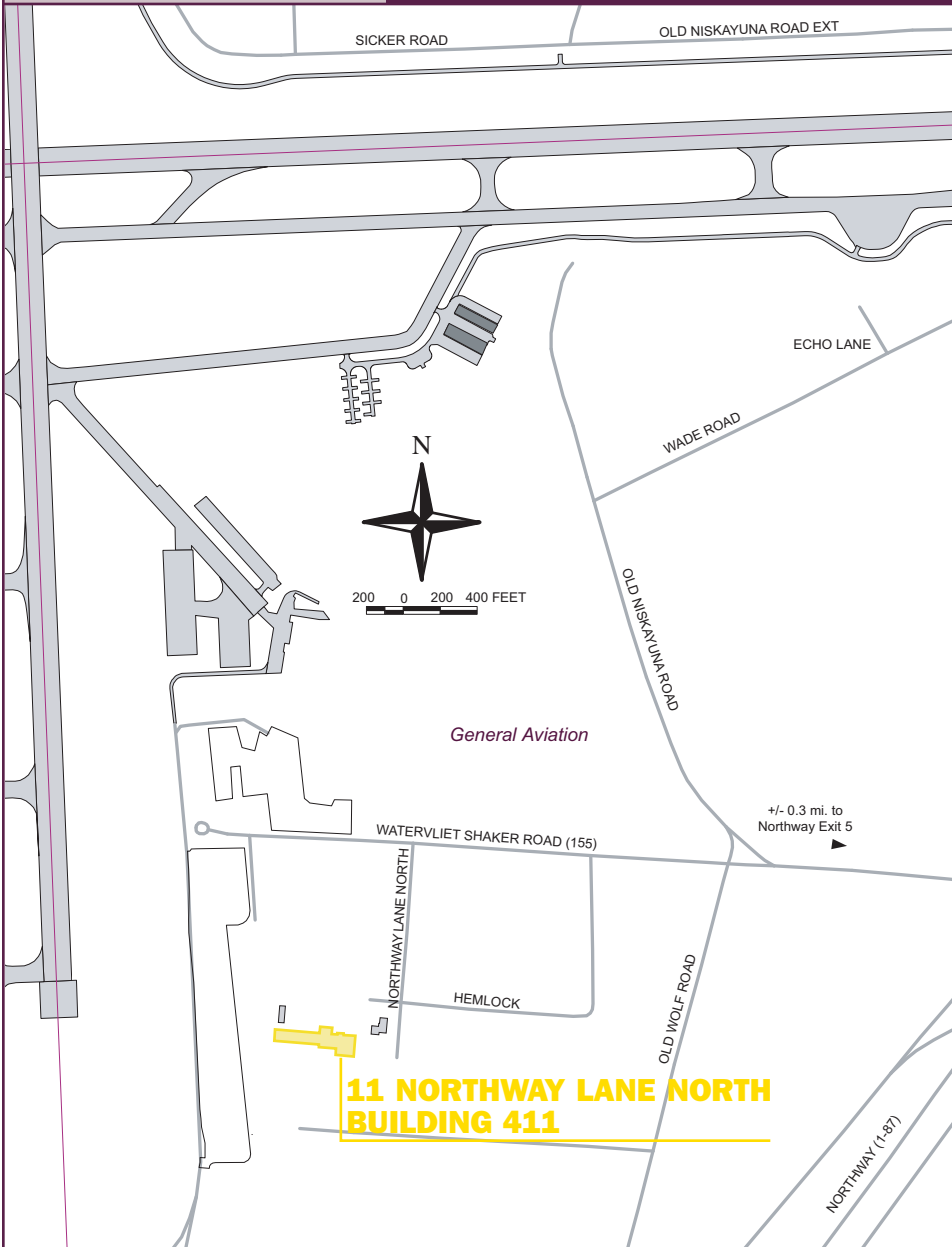


411

11 NORTHWAY LANE NORTH, LATHAM NY 12110

35,325 SQ. FT. FOR LEASE



Entire property features an office building, large warehouse/manufacturing building, and a smaller storage building, as well as attached covered storage area

GENERAL

- **Total Building:** 35,325 sq. ft. (434 ft. x 61 ft.)
- **Available Space:** 35,325 sq. ft.
- **Total Acres:** 5.8
- **Location:** Southeast quadrant
- **Terms:** NNN lease, price to be negotiated
- **Zoning:** Airport Business Area
- **Availability:** Immediately available

SPECIFICATIONS

- **Warehouse:** 34,758 sq. ft.
- **Clear Ceiling Height:** 22 ft. (addition 16 ft.)
- **Column Spacing:** Clear span
- **Attached Covered Storage:** 28,300 sq. ft.
- **Drive-in Doors:** (5) 15 ft. x 16 ft.
(1) 10 ft. x 14 ft. (1) 12 ft. x 14 ft.
(1) 14 ft. x 14 ft.
- **Restrooms:** 2 restroom, 5 toilets, locker room
- **Office:** 567 sq. ft.
- **HVAC:** Gas heat (warehouse), electric heat & air conditioning (office)
- **Parking:** Paved parking & gravel lot
- **Lighting:** Overhead mercury vapor
- **Extras:** Framework for 2 overhead 10 ton cranes

CONSTRUCTION

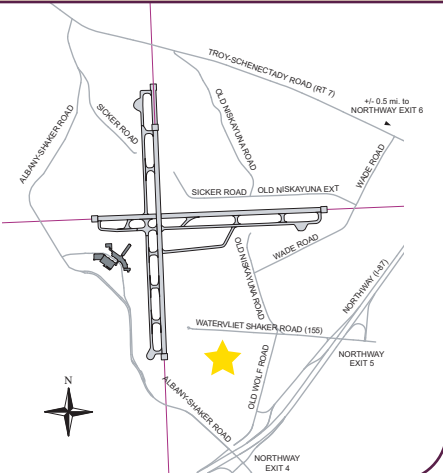
- **Year Built:** 1968, additions '70s & '80s
- **Exterior:** Metal
- **Roof:** Metal

UTILITIES

- **Electric:** National Grid (on site)
- **Power:** 1,600 amp, 265/240 volt, 3 phase, 4 wire
- **Gas:** National Grid (on site)
- **Water:** Town of Colonie (on site)
- **Septic:** On site system
- **Telecommunications:** Various
- **Extras:** Multiple distribution panels, welding outlets, disconnects

ACCESS

- **Highway:** Route 155/Watervliet-Shaker Road (0.5 miles)
- **Interstate:** I-87/Northway (0.75 miles), I-90 (2.75)
- **Distance to Airport:** 0.75 miles



Albany International Airport | Albany County Airport Authority

Administration Building, Suite 200 | Albany, NY 12211

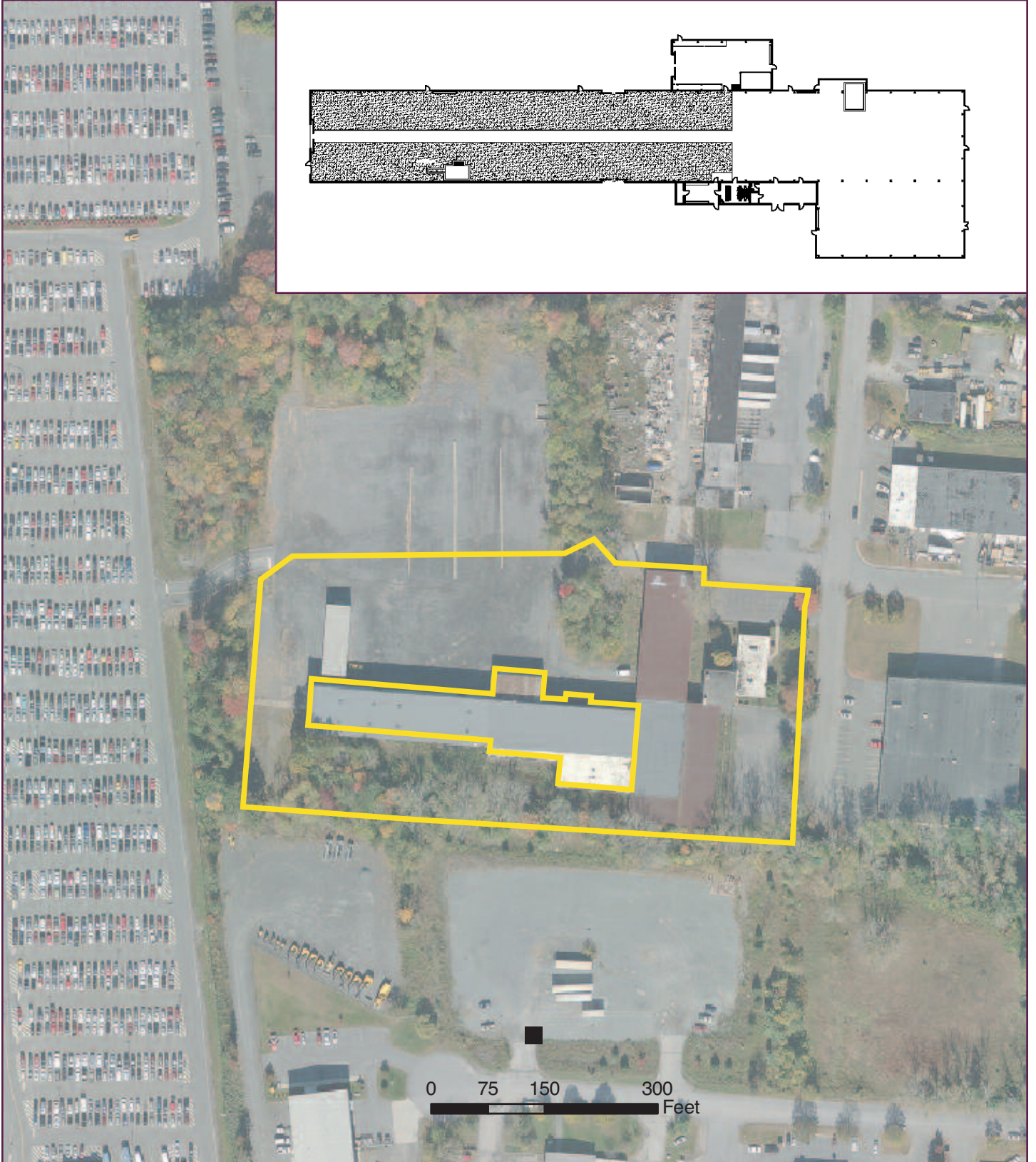
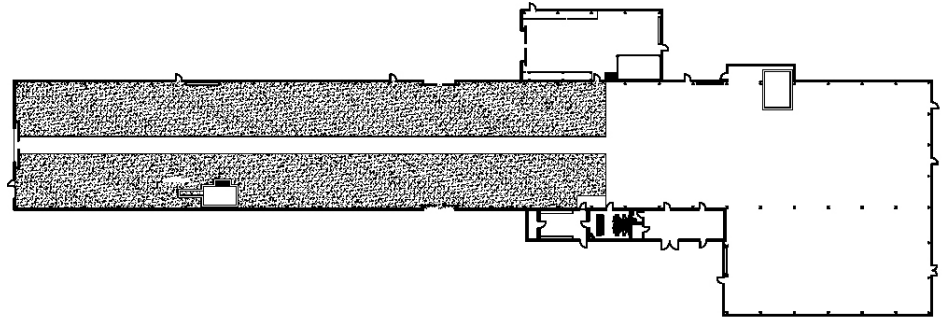
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www.albanyairport.com

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