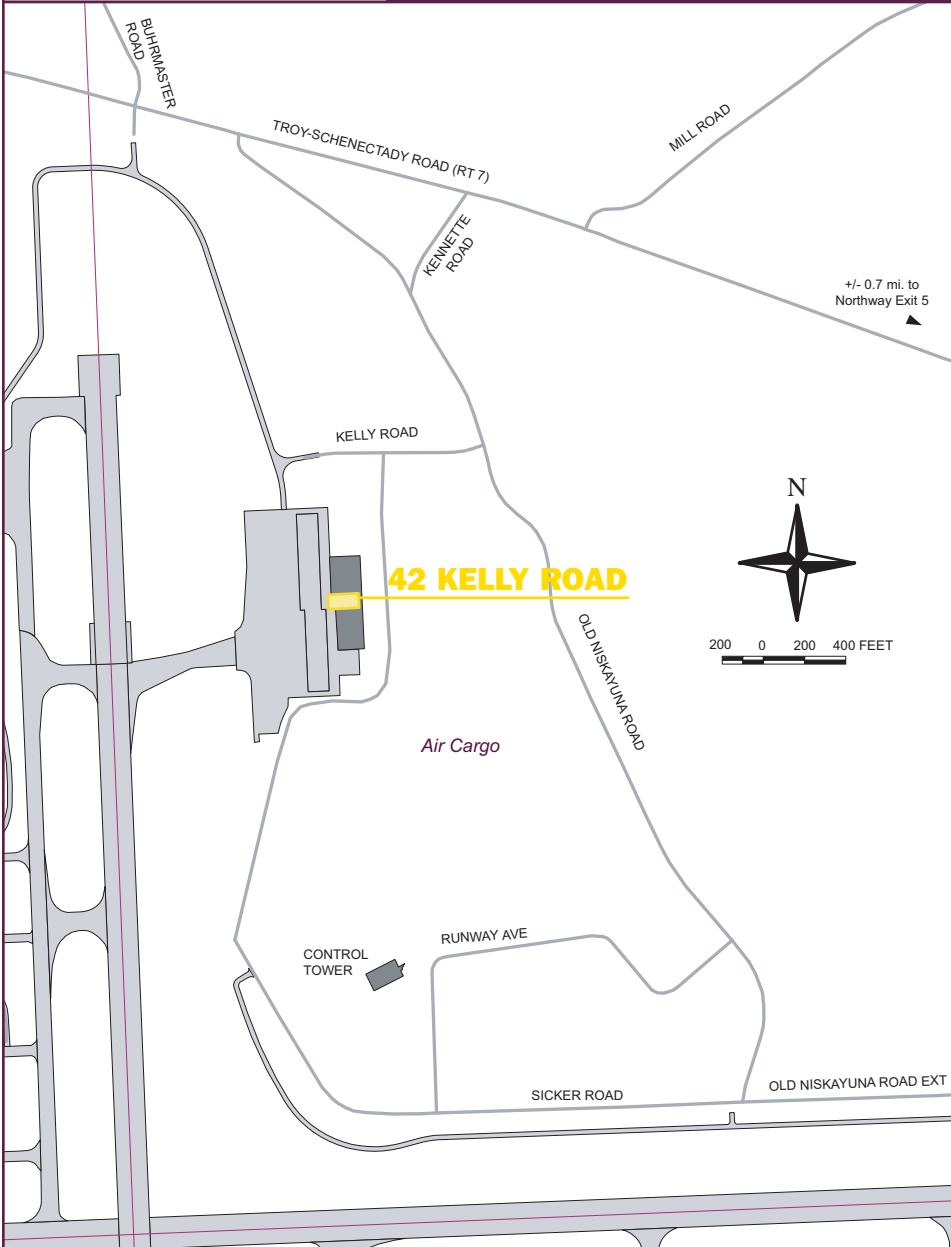


42

42 KELLY ROAD, LATHAM NY 12110

10,300 SQ. FT. FOR LEASE



10,300 sq. ft. is available in this single story 53,000 sq. ft. intermodal distribution facility. Building features direct runway access. Both dock and drive-in doors are covered. Office space can be added. Other tenants include FedEx, DHL, Mobile Air Transport, UPS and Wiggins.

GENERAL

- **Total Building:** 53,000 sq. ft. (122 ft./100 ft. x 448 ft.)
- **Available Space:** 10,300 sq. ft. (122 ft. x 86 ft.)
- **Location:** Northeast quadrant
- **Terms:** NN lease, price based on build-out
- **Zoning:** Commercial H
- **Availability:** Immediately available

SPECIFICATIONS

- **Warehouse:** 10,300 sq. ft.
- **Clear Ceiling Height:** 20 ft.
- **Column Spacing:** Clear span
- **Dock Doors:** (4) 9 ft. x 10 ft. w/electric opener (land side)
- **Drive-in Doors:** (2) 20 ft. x 14 ft. w/electric opener (air side)
- **HVAC:** Gas heat
- **Sprinkler System:** Yes
- **Parking:** Ample paved parking available
- **Apron Space:** 40,000 sq. ft.

CONSTRUCTION

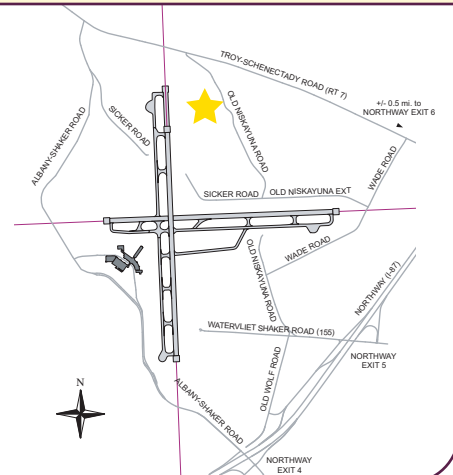
- **Year Built:** 1998
- **Exterior:** Concrete block and metal
- **Roof:** Metal

UTILITIES

- **Electric:** National Grid (on site)
- **Three Phase Power:** Yes
- **Gas:** National Grid (on site)
- **Water:** Town of Colonie (on site)
- **Sewer:** Town of Colonie (on site)
- **Telecommunications:** Various
- **Lines:** Copper and fiber available

ACCESS

- **Highway:** Route 7/Troy-Schenectady Road (0.5 miles)
- **Interstate:** I-87/Northway (1.5 miles), I-90 (3.5 miles)
- **Distance to Airport:** On site



Albany International Airport | Albany County Airport Authority

Administration Building, Suite 200 | Albany, NY 12211

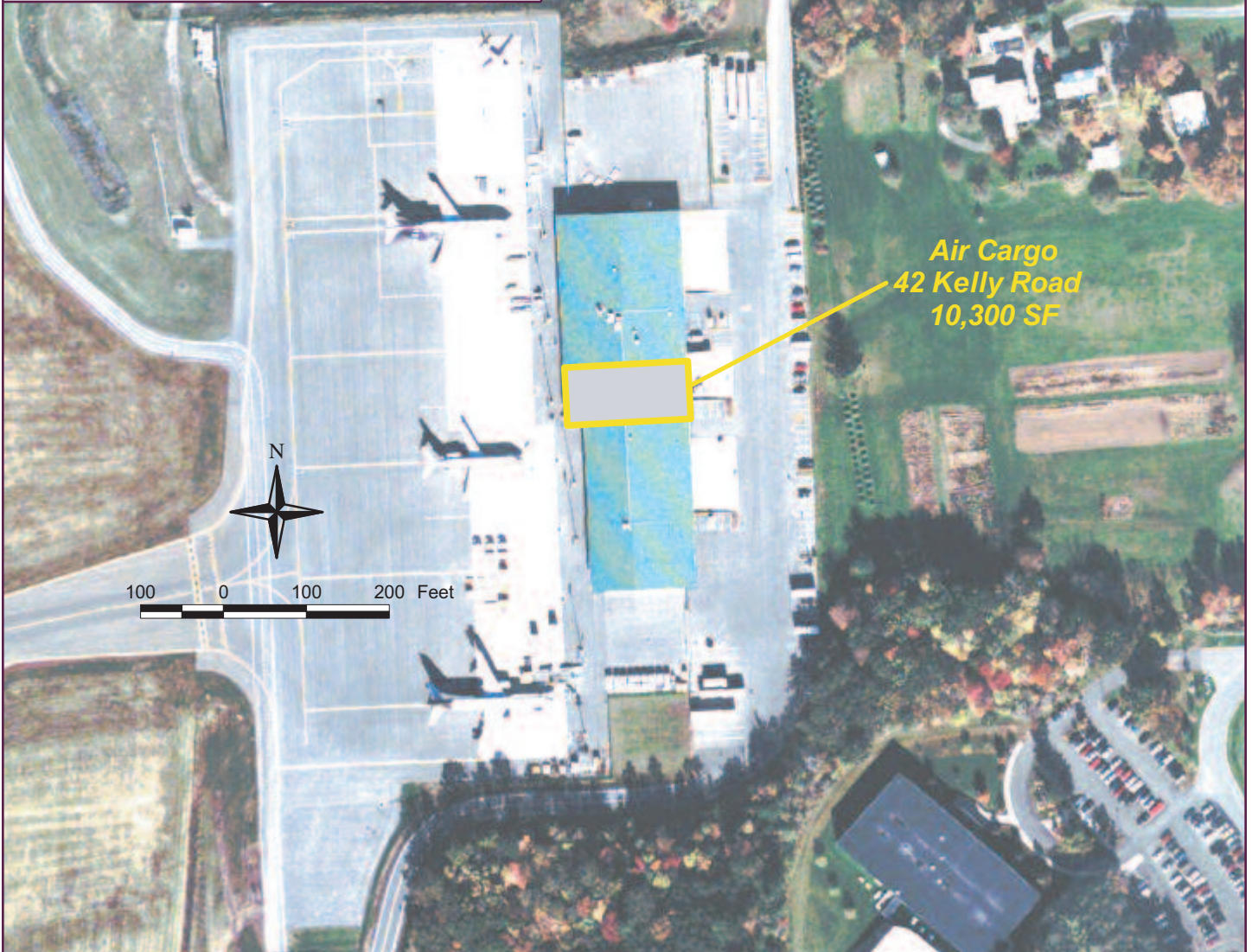
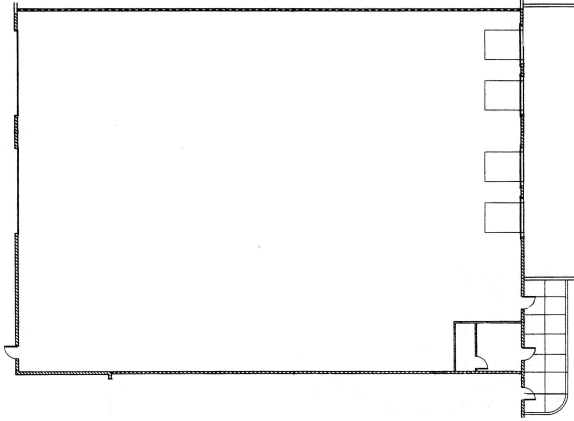
Telephone: 518.242.2247 | Fax: 518.242.2641 | Email: development@albanyairport.com

www.albanyairport.com

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42 KELLY ROAD, LATHAM NY 12110

10,300 SQ. FT. FOR LEASE



Air Cargo
42 Kelly Road
10,300 SF