

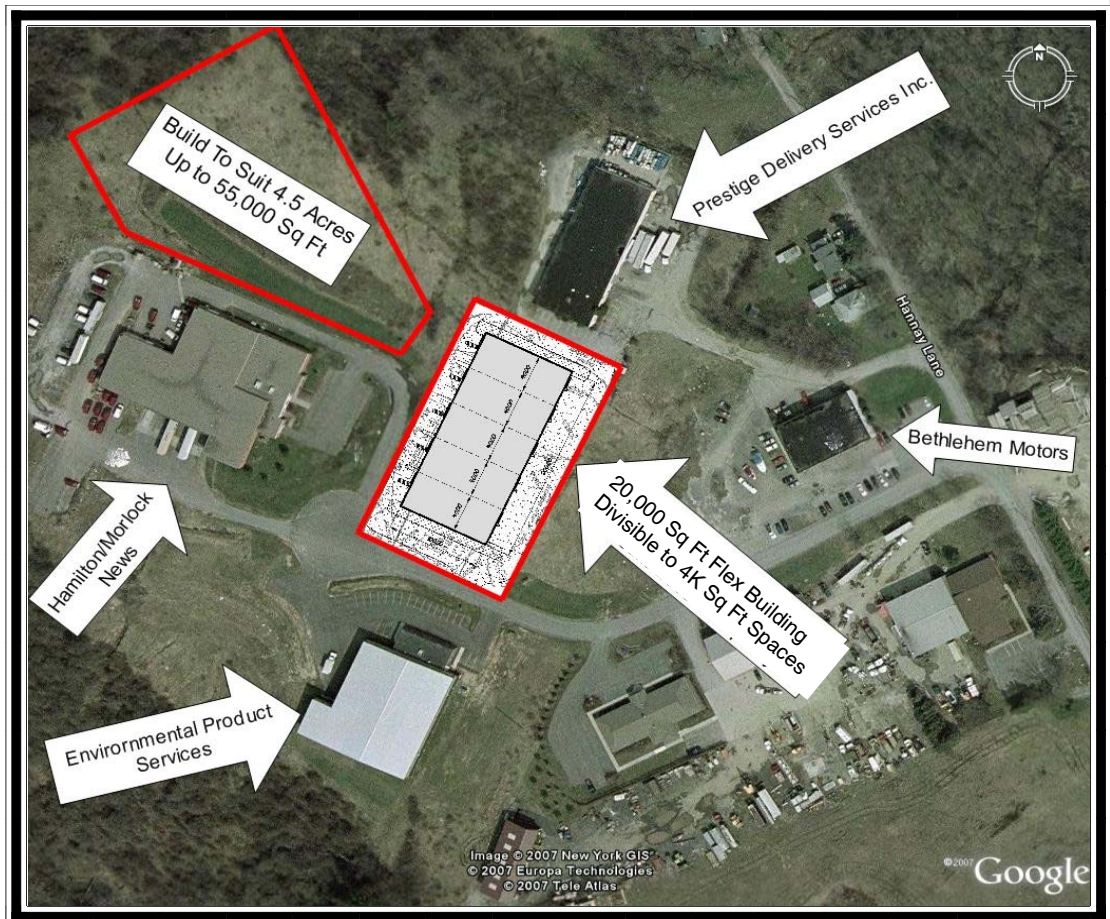
35 Hamilton Lane
Glenmont, New York 12077

Flex/Industrial Space Available
+/- 20,000 Square Feet For Lease

For More Info, Contact:

Brett S. Baxt
Associate Broker

Phone: 518-452-1881 Ext. 13
Cell Phone: 518-281-4389
bbaxt@howardgroup.com



PROPERTY INFORMATION

Description

Brand new 20,000 Sq Ft Flex building. Space can be divided in 4,000 square Foot increments. Spaces to include HVAC, ADA Bathroom, CFL Lighting, separate utilities. 17'-22" Ceilings, 1 Drive In Door with ability for another on opposite side. Wet Sprinkler System. Building under construction and should be ready for occupancy in Spring 2011. Taxes estimated at \$1.10 PSF based on comps.

Location

Hamilton Park, Town of Bethlehem. Minutes from I-787, NYS Thruway, Rt 9W and the Port of Albany

Zoning

Light Industrial (Town of Bethlehem)

Utilities

Municipal Water, Sewer, Gas, and Electric

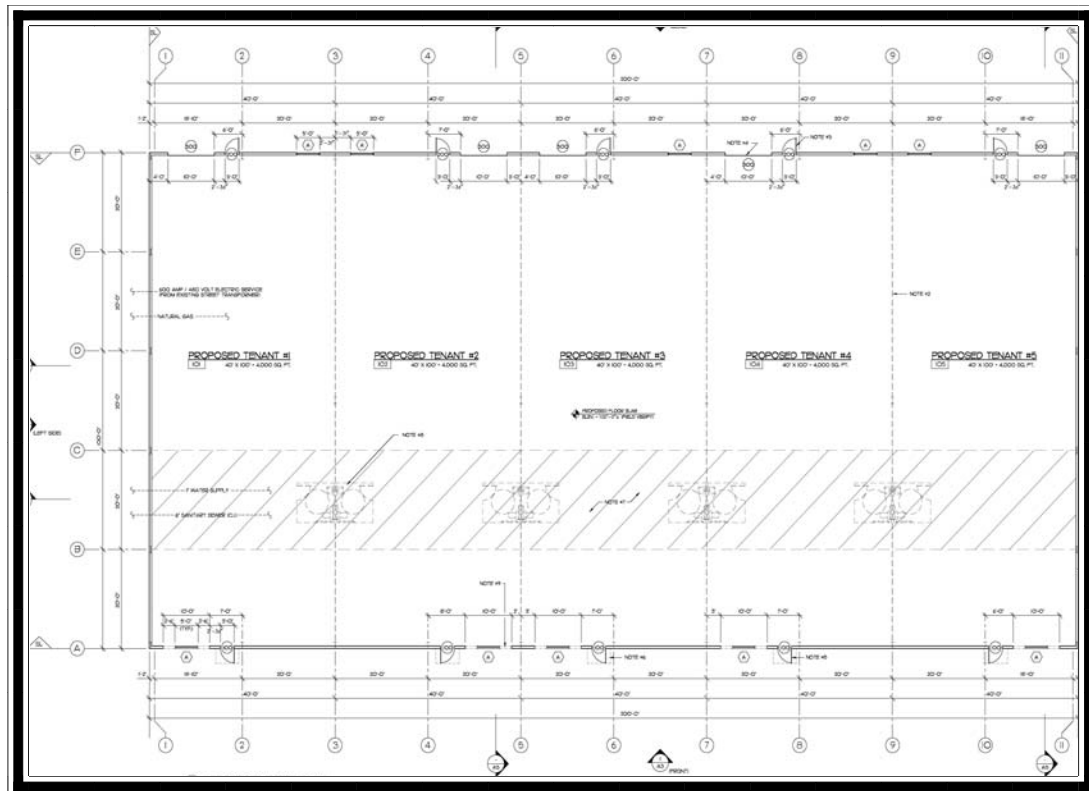
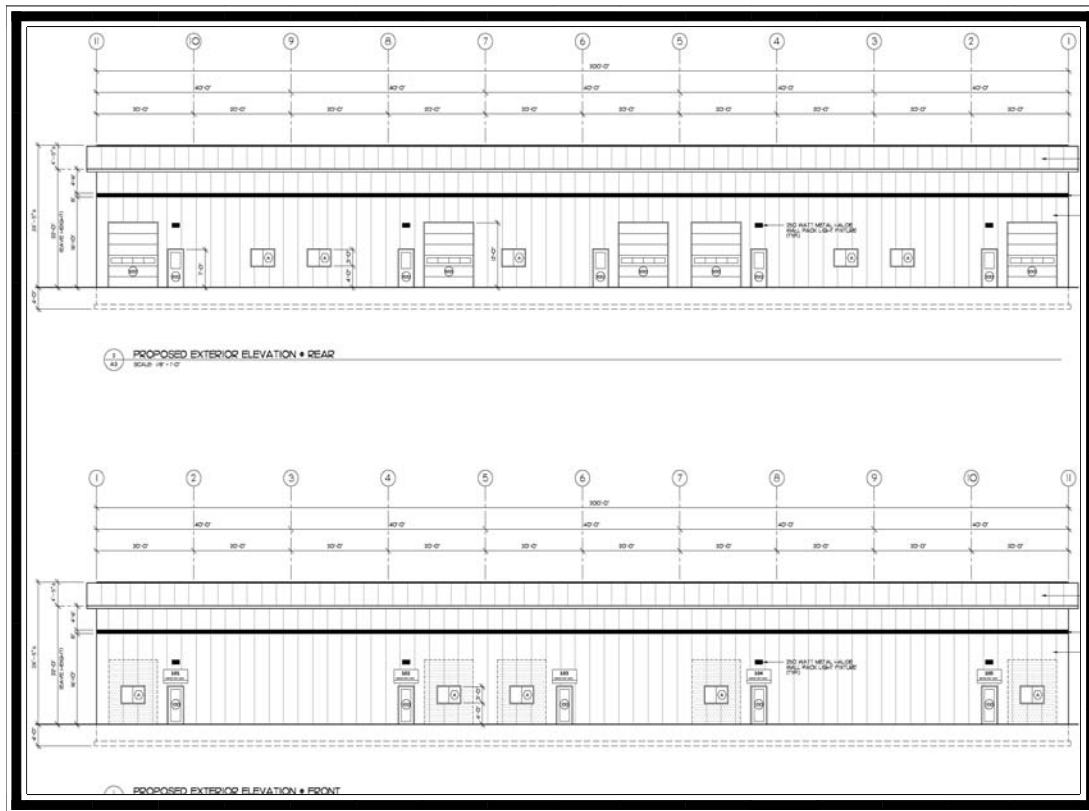
Price

\$7.50 PSF NNN



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