

**For Sale - 1 Madison St - \$3,500,000**  
**1 Madison St, Troy, New York 12180**



**Listing Contact - 1**



**William Fitzgerald**  
**NYS Licensed Real Estate**  
**Salesperson**

621 Columbia St, Cohoes, New York  
12047  
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**Coldwell Banker Commercial Prime**  
**Properties**



**Description**

Highly visible industrial property offered for sale. +/- 70,000 SF building with potential rail access and +/- 500 ft of frontage on the Hudson River. Tenants occupy 20,500 SF on a month to month basis, owner vacating remainder of space. 10 overhead doors with ceiling heights varying from 14 ft to 45 ft clear. Approximately 1.5 miles to major highway. Cell tower not included in sale.

Basic Information	
Sale Price:	\$3,500,000
Price/SF:	\$50.00
Property Type:	Industrial/Warehouse use
Available Space:	70000.0 SF
Total Building:	70,000 SF
Lot Size:	4.83 Acres
REC Listing ID:	COM1058

Details			
Listing Details		Structure Details	
Lot Size:	4.83 Acres	Overhead Doors:	10
Ceiling Height:	45 Feet	Power Amps:	200
Year Built:		Sanitary System:	Sewer
Parking Spaces:	100	Water:	Public
Zoning:	WMU		

\*No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.