

**For Lease - Route 4 Office Space East Greenbush, Ny 1001 Glaz St - \$3,500.00/Month or \$2.20/SF/Month  
1001 Glaz St, East Greenbush, New York 12061**



### **Listing Contact - 1**



**Todd Drowlette  
Managing Director**

**NYS Licensed Real Estate Broker**  
24 Aviation Road, Suite 202, Albany,  
New York 12205  
Work: 518-400-0668 x 702

**TITAN Commercial Realty Group LLC**



### **Description**

THIS 1,592 SF FREESTANDING OFFICE BUILDING OFFERS GREAT VISIBILITY AND STRONG DEMOGRAPHICS. LOCATED ON THE CORNER OF ROUTE 4 AND JUST OFF THE I-90 ON AND OFF RAMPS. CLOSE PROXIMITY TO THE CENTER OF EAST AND NORTH GREENBUSH RETAIL SHOPPING CORRIDOR. PYLON SIGN. AVAILABLE SPACE: +/- 1,592 SQUARE FEET. TRAFFIC COUNT: 15,400 AADT. GREAT EXPOSURE FROM ALL OF THE TRAFFIC DRIVING BY PROPERTY. PARKING: 6 SPACES. ASKING: \$3,500.00 PER MONTH PLUS UTILITIES.

Basic Information	
Lease Price:	\$2.20
Property Type:	Office
Property Subtype:	Commercial House
Available Space:	1592.0 SF
Total Building:	1,592 SF
Lot Size:	0.4 Acres
REC Listing ID:	COM19

Details			
Listing Details		Structure Details	
Lot Size:	0.4 Acres	Stories:	1
Street Frontage:	70.0	Units:	1
Ceiling Height:	8 Feet	Loading Docks:	0
Year Built:		Overhead Doors:	0
Parking Spaces:	6	Elevators:	0
Zoning:	PROFESSIONAL OFFICE	HVAC:	Natural Gas
Sign on Property:	Yes	Power Amps:	100
		Power Phase:	1
		Heat:	Gas
		Sprinkler:	None
		Roof:	Asphalt
		Sanitary System:	Sewer
		Water:	Public
		Condition:	Excellent
		Kitchen:	Yes

\*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.