

**For Sale - Warehouse With High Ceilings At 7 Madison, South Troy, New York -
\$1,800,000
7 Madison Street, Troy, New York 12180**



Listing Contact - 1



Todd Drowlette

24 Aviation Road, Suite 202, Albany,
New York 12205
Work: 518-400-0668 x 702

**TITAN Commercial Realty Group
LLC**



Description

BUILDING ONE - APPROXIMATELY 17,100 SF ROOM ONE ± 9,424 SF (76' X 124') ROOM TWO ± 7,676 SF (76' X 101') CLEAR SPAN WAREHOUSE SPACE WITH 1 SUPPORTING WALL WITHIN SPACE. CEILING HEIGHT 30' AT CENTER, 16' AT BEAM ON SIDE WALLS. MULTIPLE OVERHEAD DOORS AT GRADE. BUILDING TWO - APPROXIMATELY 1,518 SF ~ 46' X 33'. MULTIPLE OVERHEAD DOORS AT GRADE. BUILDING THREE - APPROXIMATELY 19,351 SF. GROUND FLOOR APPROXIMATELY 11,851 SF FULLY BUILT OUT OFFICE SPACE WITH EXECUTIVE OFFICES & LARGE CONFERENCE ROOM AND BULLPEN AREA 6 STORY TOWER OF APPROXIMATELY 7,500 SF 5 FLOORS OF APPROXIMATELY 1,500 SF PER FLOOR PARKING LOT LOCATED ACROSS PAPER STREET INCLUDED. CELL TOWERS LOCATED ON TOP OF TOWER NOT INCLUDED

Basic Information	
Sale Price:	\$1,800,000
Price/SF:	\$60.00
Property Type:	Industrial/Warehouse use
Property Subtype:	Warehouse
Available Space:	30000.0 SF
Total Building:	30,000 SF
Lot Size:	1.3 Acres
REB Listing ID:	COM4

Details			
Listing Details		Structure Details	
Lot Size:	1.3 Acres	Stories:	6
Ceiling Height:	30 Feet	Units:	3
Year Built:		Loading Docks:	1
Parking Spaces:	20	Overhead Doors:	6
Zoning:	COMMERCIAL	Elevators:	0
Sign on Property:	Yes	HVAC:	NATURAL GAS
		Power Amps:	400
		Power Phase:	3
		Heat:	Gas
		Sprinkler:	None
		Roof:	Metal
		Sanitary System:	Sewer
		Water:	Public
		Condition:	Good

*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.