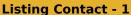
For Sale OR For Lease - 51 Opus Blvd - \$2,034,630 51 Opus Blvd, Schenectady, New York 12306







CUSHMAN & WAKEFIELD

Pyramid Brokerage Company

Description

31,302 \pm SF warehouse available for immediate lease or sale. Building consists of 29,282 \pm SF warehouse and 2,020 \pm SF officewith 3 dock doors and 1 grade level door. 25'x25' column spacing with 18' clear height, newly remodeled mezzanine offices,and 800 AMP/480 Volt/3 Phase power on a 1.39 \pm acre parcel. Conveniently located 1.25 \pm miles from the intersection of theNYS Thruway (I-90) and I-88 and 2 \pm miles from I-890 Cushman & amp;amp; Wakefield | Pyramid Brokerage Company Copyright 2024. 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 represe...

Property Type:	Industrial/Wareho use	
Property Subtype:	Warehouse	
Available Space:	31302.0 SF	
Total Building:	31,302 SF	
Lot Size:	1.39 Acres	
REB Listing ID:	COM679	

Basic Information

\$2,034,630

\$0.54

Sale Price:

Lease Price:

Details				
Listing Details		Structure	Structure Details	
Lot Size:	1.39 Acres	Stories:	2	
Ceiling Height:	18 Feet	Loading Docks:	3	
Year Built:		Overhead Doors:	1	
Parking Spaces:	20	Power Volts:	480	
Zoning:	Industrial	Power Amps:	800	
		Power Phase:	3	
		Heat:	Gas	
		Sanitary System:	Sewer	
		Water:	Public	

^{*}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.