

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



#### **Listing Contact - 1**



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**Cushman & Wakefield/Pyramid  
Brokerage Company**



#### **Description**

31,302± SF warehouse available for immediate lease or sale. Building consists of 29,282± SF warehouse and 2,020± SF office with 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± acre parcel. Conveniently located 1.25± miles from the intersection of the NYS Thruway (I-90) and I-88 and 2± miles from I-890. Cushman & 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 to conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation...

Basic Information	
Sale Price:	\$2,034,630
Lease Price:	\$0.54
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

Details			
Listing Details		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

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