

**For Lease - 681 Mariaville Rd - \$95,000.00/Month or \$0.79/SF/Month
681 Mariaville Rd, Schenectady, New York 12306**



Listing Contact - 1



Jeffrey D'Amore

40 British American Blvd Suite 2 A, Latham, New York 12110

Work: 518-489-9199

Mobile: 518-954-9160

Cushman & Wakefield/Pyramid Brokerage Company



Description

Shovel ready industrial site approved for 120,000SF. Owner will build to suit up to 120,000 SF for warehouse, manufacturing, or industrial needs. Proposed building is 32' x 100'; clear height, 30'; column spacing, 2 grade level doors, 25 dock doors, and ESFR sprinkler system. Located 1.5 miles from Exit 25A of the NYS Thruway (I-90) and the interchange of I-88. Please contact Jeffrey D'Amore at (518) 954-9160 for more information.

- 120,000± SF
- 11.10± Acres
- 30' to 32' Clear Height
- 25 Dock Doors
- 2 Drive In Doors
- Column Spacing - varying from 30' x 83'4" and 30' x 100'
- Office Space - To be built per Tenant's specifications
- 25 Parking Spaces Proposed, but can be expanded
- ESFR Sprinkler System
- 3000 AMP 480 Volt 3 Phase Power
- I-1 Light Industrial Zoning

Cushman...

Basic Information	
Lease Price:	\$0.79
Property Type:	Industrial/Wareho use
Available Space:	120000.0 SF
Total Building:	120,000 SF
Lot Size:	11.1 Acres
REB Listing ID:	COM694

Details			
Listing Details		Structure Details	
Lot Size:	11.1 Acres	Loading Docks:	25
Ceiling Height:	30 Feet	Overhead Doors:	2
Parking Spaces:	25	Power Volts:	480
Zoning:	I-1 Light Industrial	Power Amps:	3,000
		Power Phase:	3

*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.