LEAR JET LANE - NEW CONSTRUCTION - 3 BUILDINGS

Latham, NY 12110

FOR LEASE | WAREHOUSE - FLEX - INDUSTRIAL SPACE

EXECUTIVE SUMMARY



OFFERING SUMMARY

| Available SF: | BUILDING A |
|---------------|---------------------|
| | 3,000-5,000-7,000- |
| | 10,000 SF |
| | BUILDING B |
| | 3,000 SF spaces |
| | BUILDING C |
| | 3,000 SF spaces |
| Lease Rate: | \$14.00 SF/yr (NNN) |
| Lot Size: | 10.0 Acres |
| Year Built: | 2024 |
| MLS#: | 202200590 |

PROPERTY OVERVIEW

New Office/Warehouse flex spaces coming online in 2024. Class A office with warehouse. Energy efficient buildings with modern heating and cooling.

PLANNED OPENING - Spring 2024

PROPERTY HIGHLIGHTS

- Located off exit 6 I-87/Northway. Corner of Wade Rd & Lear Jet Ln
- BUILDING A: 3,000 5,000 7,000 SF w/ OH Door & Dock
- BUILDING B & C: 3,000 SF w/ OH Door
- Professionally Designed Office Space
- LED Lighting
- 3 separate buildings

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Vanguard-Fine, LLC Commercial Real Estate Professionals is a Licensed Real Estate Broker This plan is for informational purposes only and no representations are made. Current conditions must be confirmed by each prospective buyer/tenant

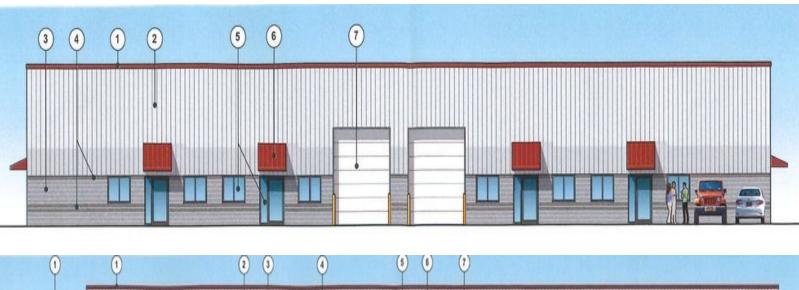
VANGUARD-FINE, LLC | 518.862.0861 | 1529 WESTERN AVENUE, SUITE #102, ALBANY, NY 12203

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ADDITIONAL PHOTOS





FRONT ELEVATION

KALÉ MATO



SCALE 18" + T-P

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