

**Exclusive Offering
FOR SALE OR LEASE**

**2557 Aqueduct Road
Niskayuna, NY 12308**



DESCRIPTION: 4 building warehouse facility totaling 41,600 SF currently operating as a nursery on main thoroughfare in Niskayuna. Ideal for industrial use or conversion.

LOCATION: Near Schenectady Technology Park

SALE PRICE: \$1,400,000

LEASE PRICE/TYPE: \$2.75/SF NNN

ZONING: Industrial-G with retail variance

ACREAGE: 7.7 Acres

UTILITIES: Municipal water and septic (Gas and sewer available in street)

PARKING: 70,000 SF of poured concrete for parking and other uses

TAX INFORMATION:

Parcel ID# 31.31-1-11.1

Total Taxes- \$24,000 estimated

FRED GIGNAC

Associate Broker

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BUILDINGS

- **Electrical Service** – 277/480, 3 phase, 800 amps, welding and electrical outlets throughout buildings
- **Water Service** – 2” line into property, 1” line into buildings, city hydrant on corner of property
- **All Floors** – Extremely heavy reinforced concrete
- **Center Building** – 50’x470’ (23,500 SF), built in 1973, 100% concrete construction, heavily insulated walls & roof, roof clearance 25’6”, two 10-ton fully automated Whiting floor operated cranes, crane clearance 20’0”, overhead door 15’ high by 19’ wide
- **West Building** – 60’x150’ (9,000 SF), block walls, wood roof. 14’ clear headroom to 20’, three 14’ overhead doors, two 30’ wide bays, 8 ton lifting capacity in each bay.
- **East Building** – 50’x150’ (7,500 SF), block walls, wood roof, 13’ clear headroom to 17’, 12’6” overhead door, clear span of 50’, rear 50’ of building contains boilers, toilet, carpenter shop, etc.
- **Offices** – 1,600 SF, built in 1968, heavily insulated, electric baseboard heat, 2 bathrooms

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions, imposed by our principals.



**Pyramid Brokerage
Company**

COMMERCIAL REAL ESTATE SOLUTIONS

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