

FOR LEASE - INDUSTRIAL/OFFICE PROPERTY

7 Madison Street, Troy, New York 12180



BUILDING DETAILS

Total Building SF:	±30,000
Zoning:	WCD, R4
Parcel:	1.09 Acres
Parking:	0.28 Acres, 28 spaces
Warehouse Ceiling:	26' at center, 16' at sides
Office Ceiling:	9'
Water:	Municipal
Heat:	Gas, Electric
Construction:	Brick
Roof:	Metal, Rubber
Year Built:	1901
Condition:	Good

Property Overview

Built in 1901, this property has been a highly recognizable aspect of Troy's Industrial history. It became a family operation in 1949 spanning three generations that traded corn, grain and soybean around the world and later moved into rail car leasing and trucking. With that chapter now closed and with a new owner, this property has space available to lease.

Over 30,000 SF consists of a modern office building with a large 28 car parking lot, a clear-span warehouse, a garage and a five-story tower that can be seen from Route 787. The property is accessible by road and rail.

Available For Lease

SQFT	PRICE/SQFT	BUILDING
6,580	\$3.00 NNN	Northern portion of the clear-span warehouse
1,100	\$3.00 NNN	Garage with oversized overhead door
7,903	\$3.00 NNN	5-story tower with floors from about 1,200 SF to 1,500 SF per floor
6,486	\$8.00 NNN	Office (modern furniture also available)



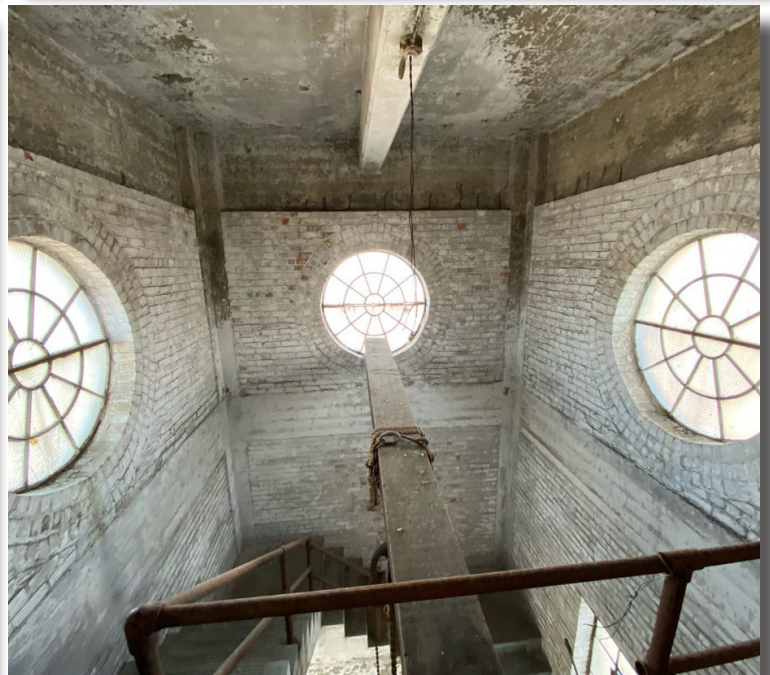
Deanna Dal Pos | Real Estate Salesperson
+1 518 465 1400 ext. 225 | ddalpos@naiplatform.com
www.TroyCommercialRealEstate.com



OFFICE



TOWER



WAREHOUSE



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The new South Troy Industrial Park Road view facing south



Soon to be the new extended River Street heading north

Location

This property is located near the Hudson River and alongside a new city road expected to be completed in early 2021. What has been known as the South Troy Industrial Park Road will be renamed River Street and directly connect all of north and downtown Troy to its flourishing southern neighborhoods. The new road will encourage commercial and residential development in the City's south end with new sidewalks, curbs, drainage, lighting and water/sewer infrastructure.

“There’s a lot of opportunity to build new commercial buildings along the road that could allow companies to grow into larger spaces,” said Steve Strichman, commissioner of planning and economic development for the City of Troy. “Much of the vacant waterfront land is eligible for tax credits if redeveloped, including brownfield opportunity areas.”



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