

FOR LEASE

181,000 SF WAREHOUSE/DISTRIBUTION
38 CORPORATE CIRCLE, ALBANY, NY 12203



PROPERTY HIGHLIGHTS

- LEASE RATE: \$7.50/SF NNN
- LOADING: 12 DOCKS, 1 OHD
- CEILING HEIGHT: 30' CLEAR
- CENTRAL ALBANY LOCATION WITH EASY ACCESS TO I-87 & I-90

Dan Slote, SIOR

Associate Real Estate Broker
o: 518 465 1400 ext. 213
c: 518 322 9752
dslote@naiplatform.com

Tyler Culberson, SIOR

Associate Real Estate Broker
o: 518 465 1400 ext 228
c: 518 857 0586
tculberson@naiplatform.com
[tylerculberson.naiplatform.com](https://www.tylerculberson.naiplatform.com)



NAI Platform

14 Corporate Woods Boulevard, Suite 100
Albany, New York USA 12211
518 465 1400 [naiplatform.com](https://www.naiplatform.com)



The information contained herein has been given to us by the owner of the property or by other sources we deem reliable; we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

FEATURES

38 CORPORATE CIRCLE, ALBANY, NY 12203

NAI Platform



Building Type	Steel and Concrete Block
Building Size	181,300 SF
Office	39,800 SF
Lot Size	13.3 Acres
Delivery	June 2022
Lease Rate	\$7.50/SF NNN
Loading	12 Docks, 1 OHD
Ceiling Height(s)	30' Clear
Columns	36'x36'

Parking	Approx. 480 spaces
Frontage	1183' Corporate Circle Corner
Electrical	3-Phase, two 1000 amp feeds, two generators
Sprinkler	Wet
Roof	EPDM 2008
Zoning	Light Industrial
Utilities	National Grid
Water and Sewer	Public



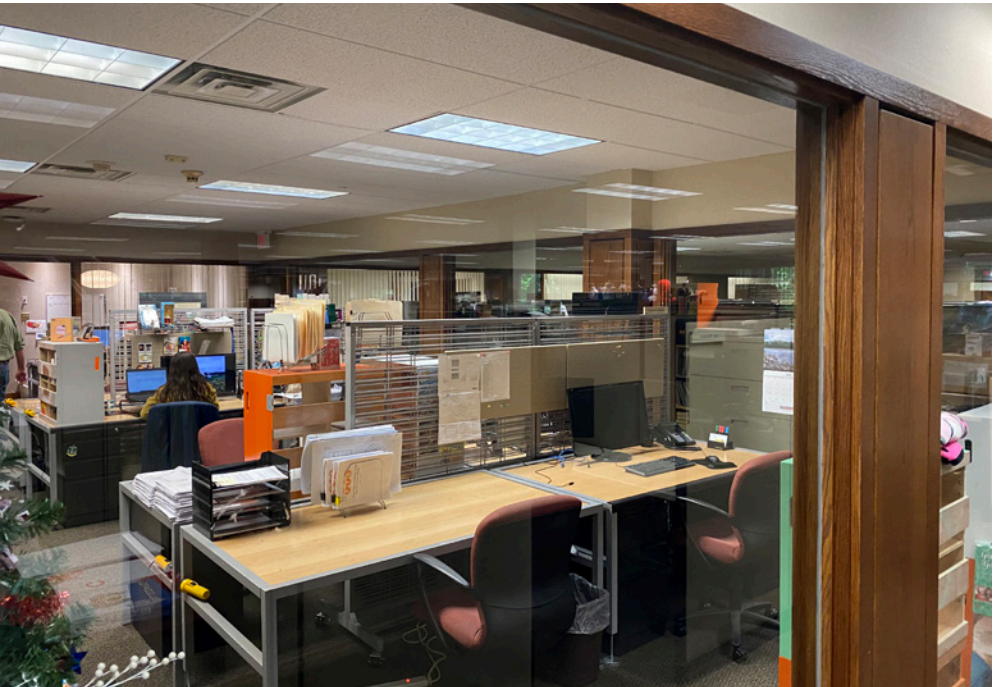
LOADING AND PARKING

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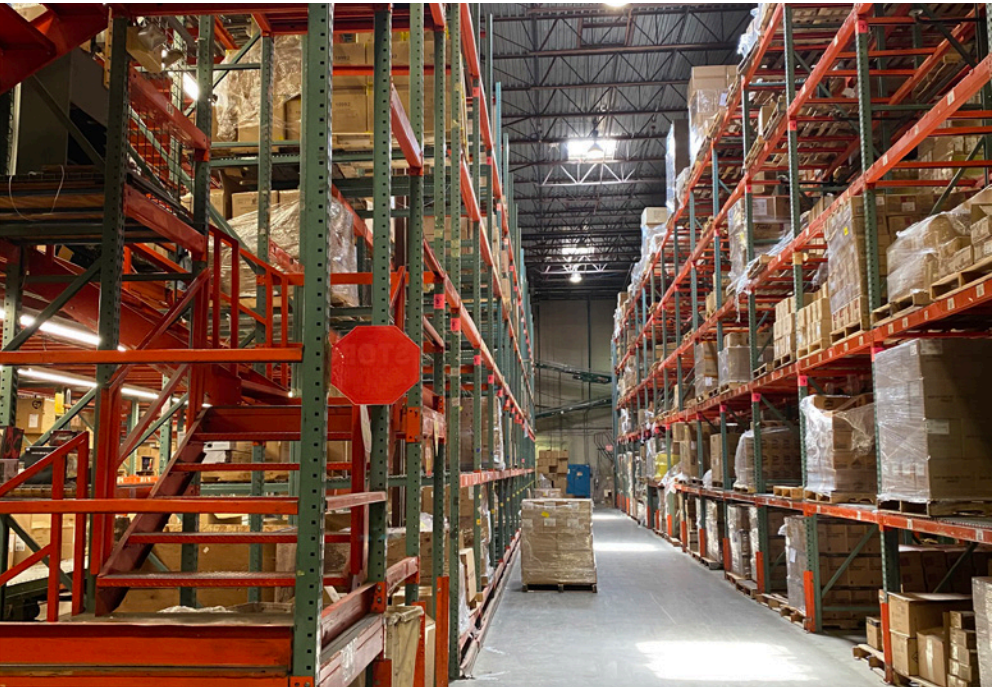
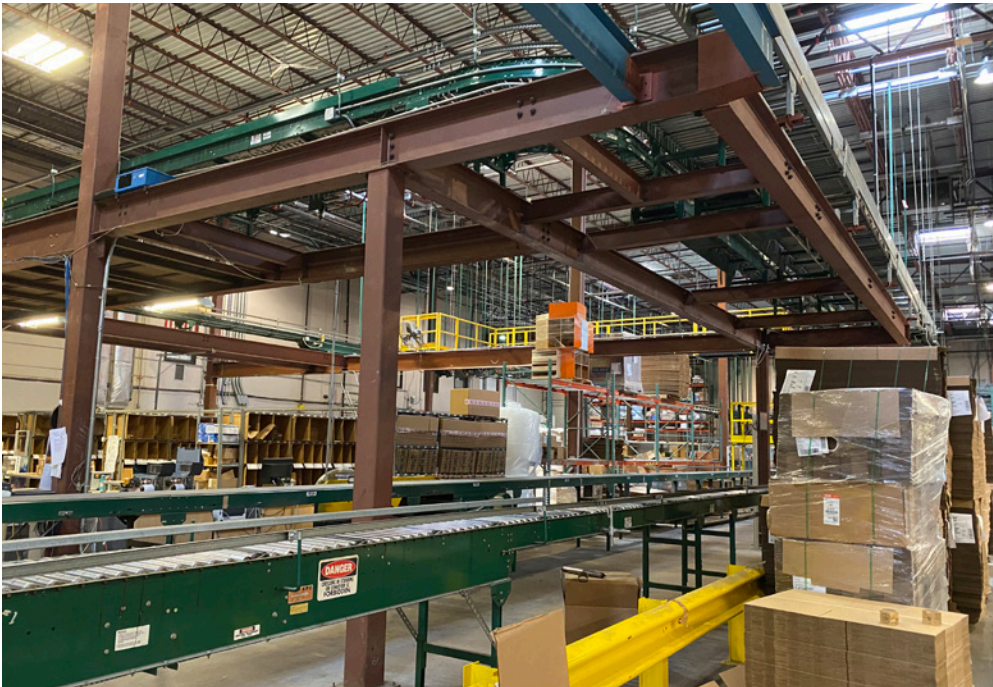
INTERIOR OFFICE

38 CORPORATE CIRCLE, ALBANY, NY 12203



INTERIOR WAREHOUSE

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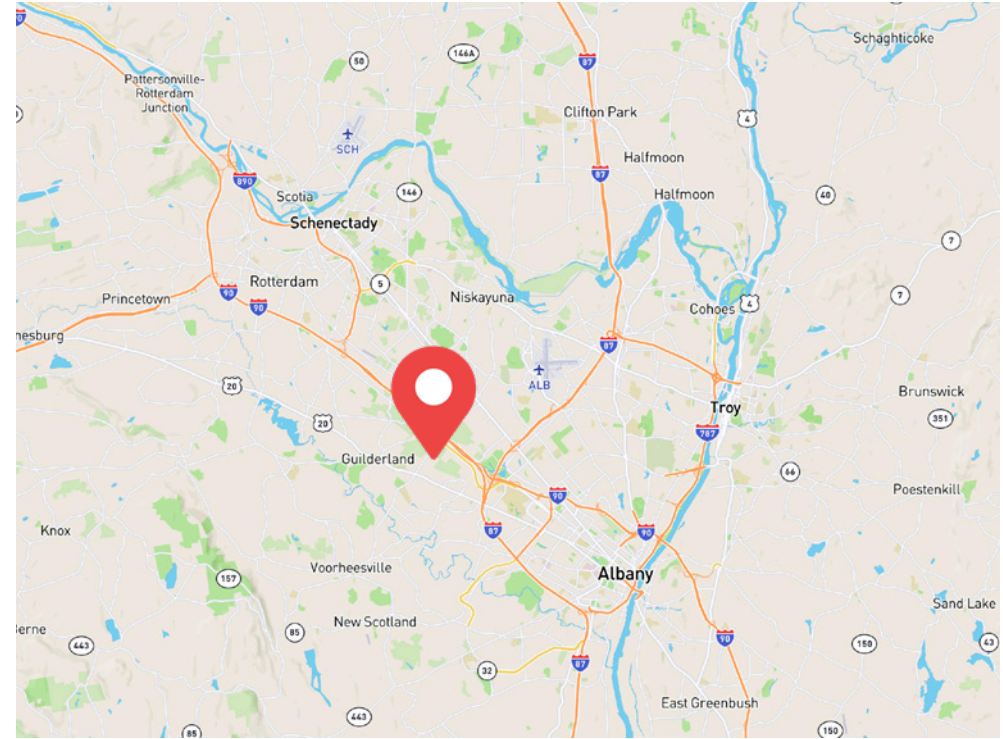
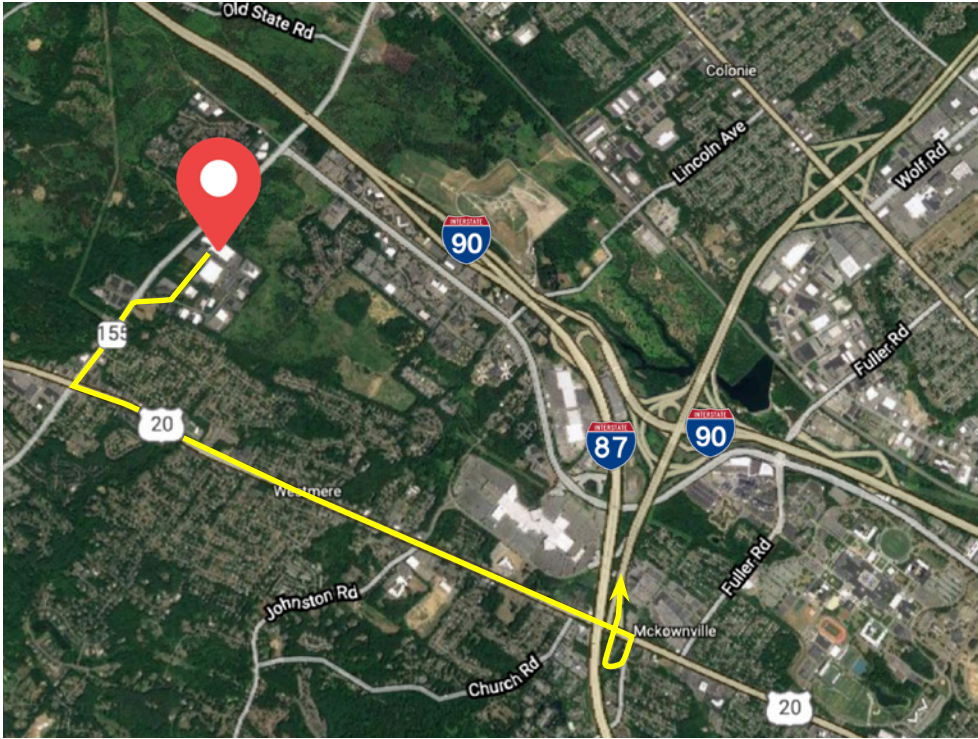
TAX MAP

38 CORPORATE CIRCLE, ALBANY, NY 12203



LOCATION

38 CORPORATE CIRCLE, ALBANY, NY 12203



- Strategic Location: Upstate New York and Capital Region
- I-87 and I-90: 3± mi.
- Albany International Airport: 6± mi.

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Uniquely Positioned. Powerfully Connected. Fully Dedicated. NAI Platform is a multifaceted company with a full service commercial real estate brokerage, a commercial property management team, and extensive experience in development and ownership of commercial property. As a result, we are uniquely positioned to bring our clients unparalleled value across all aspects of commercial real estate.