

BUILT TO SUIT

UP TO 185,250 sq. ft.

CLASS A INDUSTRIAL

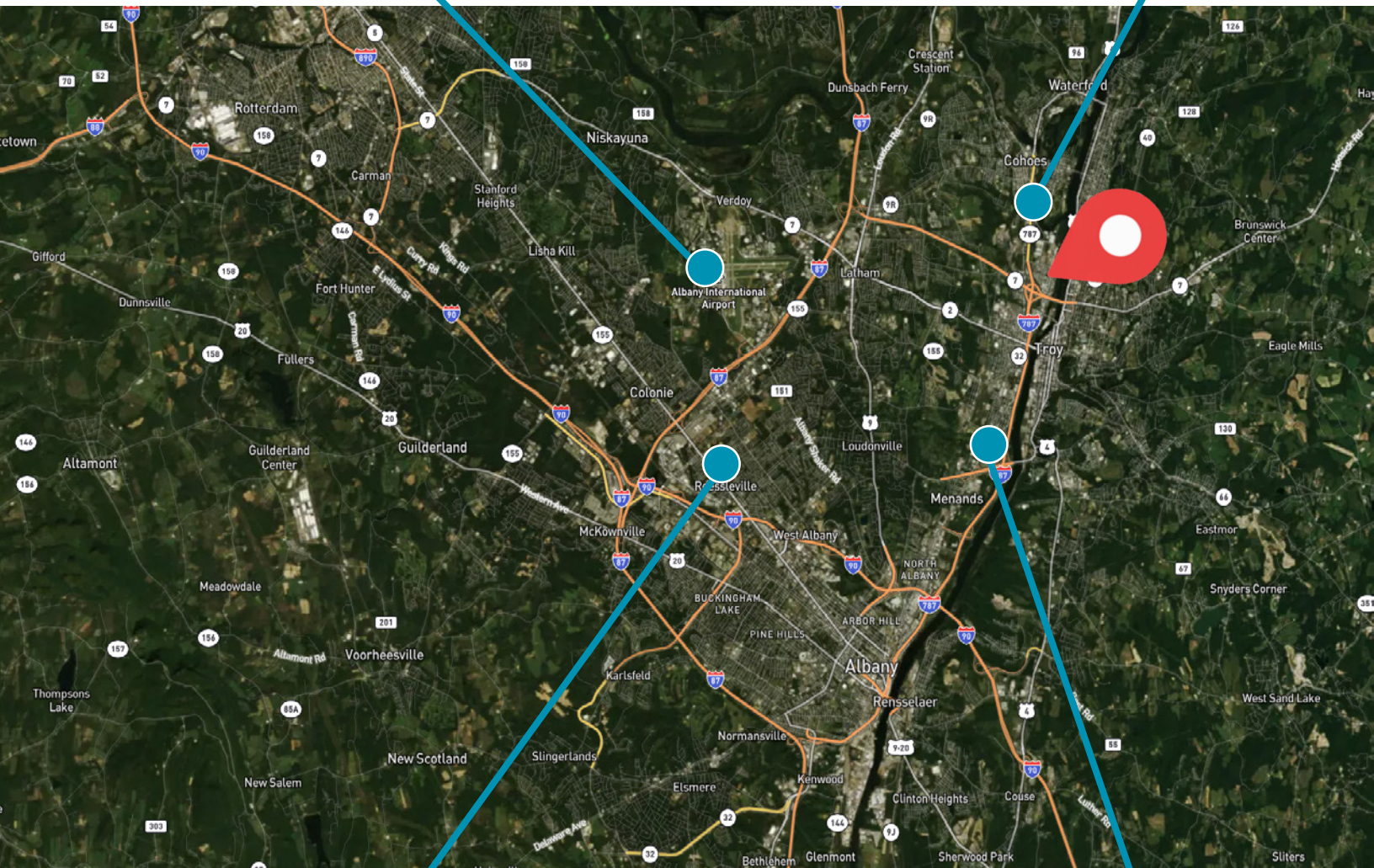
145 CANNON STREET,
GREEN ISLAND, NY 12183



*Photo is a rendering project by Scannell that the building is expected to resemble.



REGIONAL DISTRIBUTION CENTERS





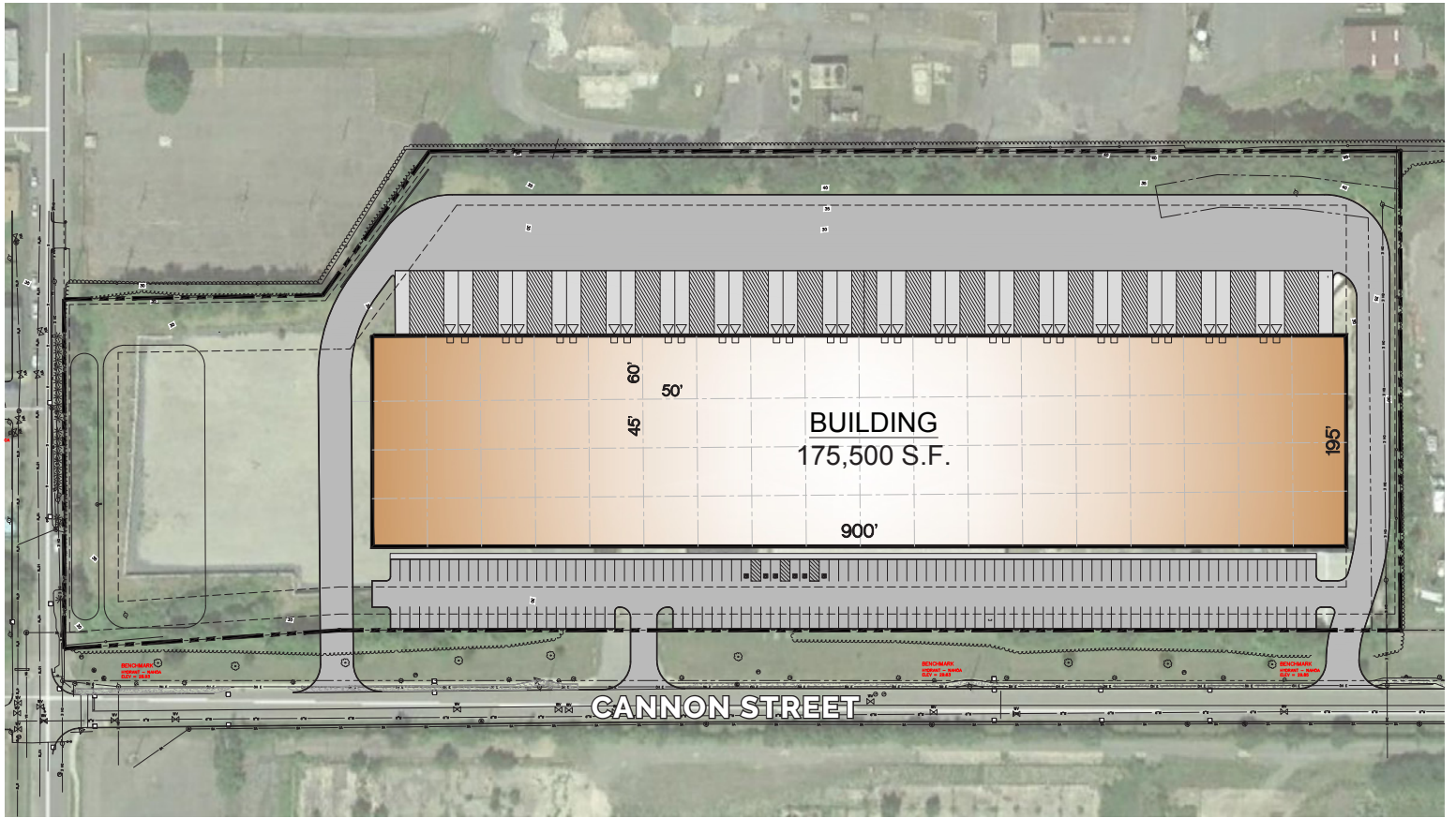
*Photos are a rendering project by Scannell that the building is expected to resemble.



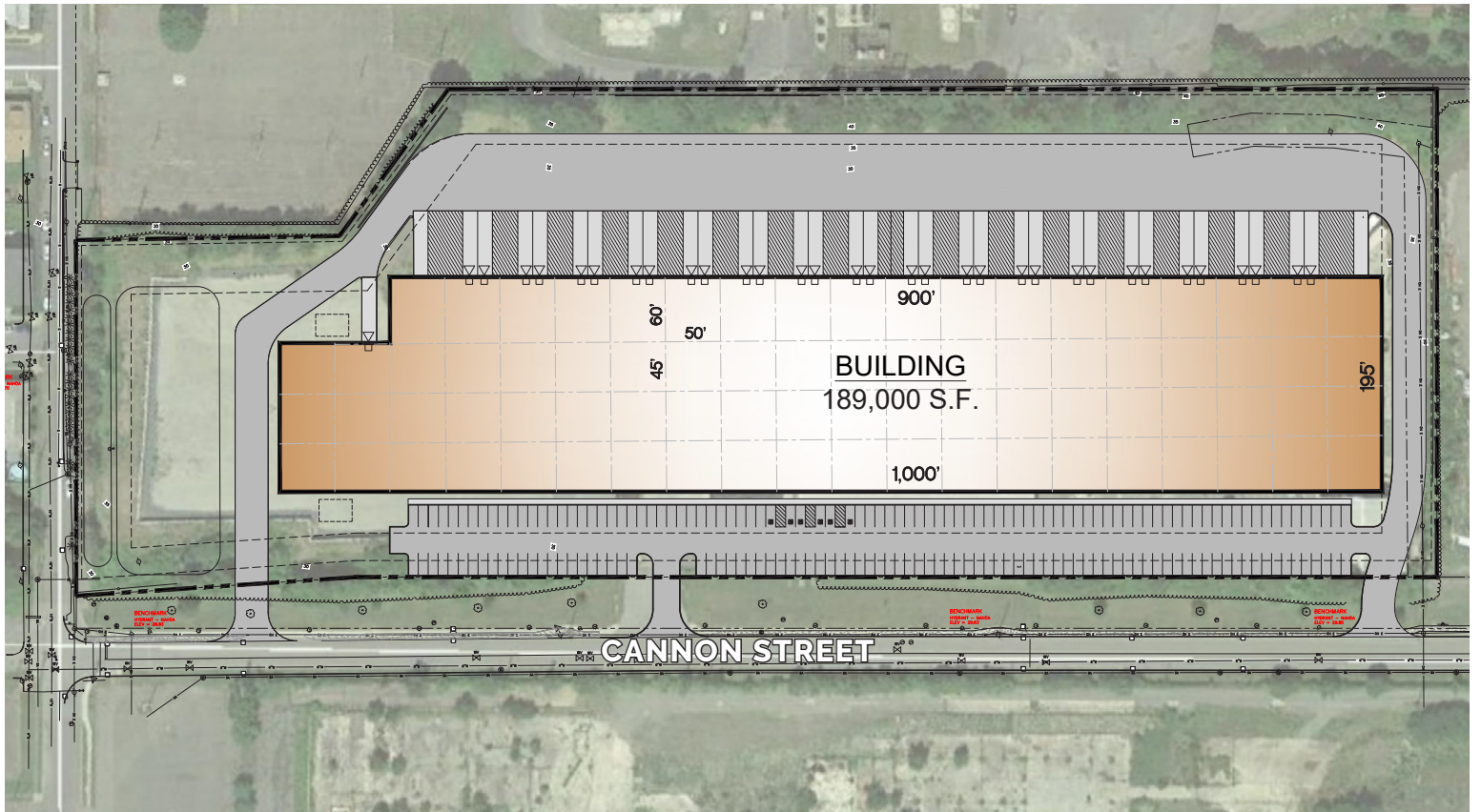
PROPERTY FEATURES

- Asking Rent: \$7.50/sq. ft. NNN
- Total Building Size: Up to 185,250 sq. ft. available, built to suit
- Land Area: ±11.8 acres
- Ceiling Height: 32' (can be higher or lower as needed)
- Column Spacing:
 - 45' x 50'
 - 50' x 60' at dock doors
- Loading: Up to 45 dock doors, two drive-in doors
- Sprinkler: ESFR
- Lighting: BTS
- Parking: 150+ auto
- Floor Slab: 6"
- Zoning: Industrial
- Power: 3,000 AMP
- HVAC: Rooftop gas and makeup air units
- Utilities:
 - Water/Sewer: Municipal
 - Gas: National Grid
 - Electric: Green Island Power Authority

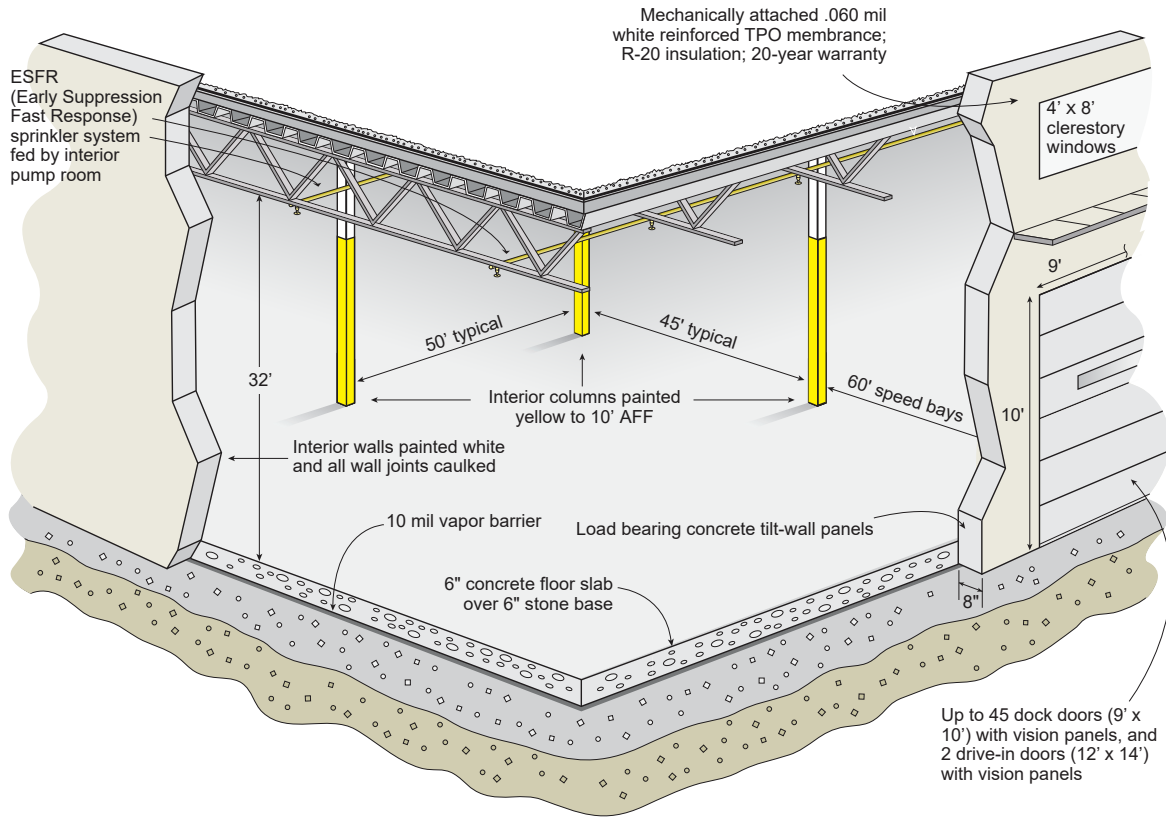
SITE PLAN



ALTERNATIVE SITE PLAN



WALL CUTAWAY



Tyler Culberson, SIOR

Associate Real Estate Broker

c: 518 857 0586

o: 518 465 1400 ext. 228

tculberson@naiplatform.com

tylercuberson.naiplatform.com



Daniel Slote, SIOR

Associate Real Estate Broker

c: 518 322 9752

o: 518 465 1400 ext. 213

dslote@naiplatform.com



naiplatform

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.

14 Corporate Woods Boulevard Suite 100
Albany, New York USA 12211
+1 518 465 1400

naiplatform.com