

FOR SALE

\$1,920,000

SINGLE TENANT NET INDUSTRIAL

10 APOLLO DRIVE
ALBANY, NY 12205

Tyler Culberson, SIOR

Associate Broker

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HERITAGE ENVIRONMENTAL

www.heritage-enviro.com

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INVESTMENT HIGHLIGHTS

Single tenant net leased industrial investment available in the heart of New York's Capital District. Heritage Environmental (<https://www.heritage-enviro.com/>) has lease the facility for over 12 years. Current Annual NOI of \$144,000 with 3% annual increase. Leased through August 2024.

PROPERTY FEATURES

- 3.77 acre parcel
- Frontage on 3 Sides
- Loading:
 - 7,200 sf Cross Dock
 - 24 Door
- New Roof June of 2019
- Office Renovation in 2017
- Repaved in 2017

LOADING AND YARD STORAGE



ACCESS



