

FOR LEASE - CLASS A OFFICE SPACE

14 Hemlock Street, Latham, New York 12110



OFFERING SUMMARY

Lease Price:	\$4,000 / MO NNN
Building SF:	4,500
Available SF:	4,500
Zoning:	ABA - Airport Business
Parcel:	1.11 Acres
Parking:	17
Ceiling Height:	9' - 18'
Power:	3 Phase
Water:	Municipal
Heat:	GHA
Construction:	Masonry
Roof:	EPDM
Year Built:	1978
Condition:	Excellent

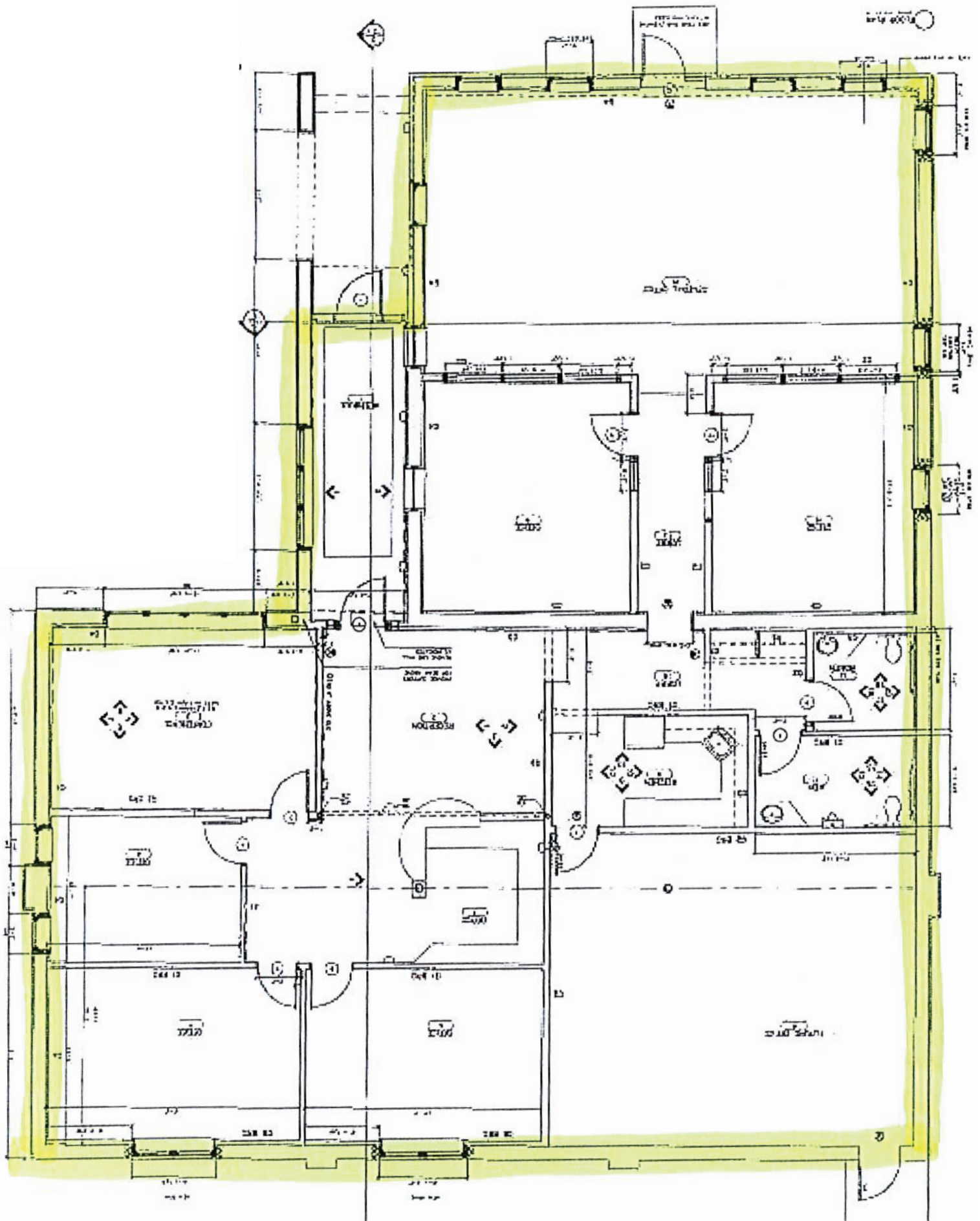
Property Overview

- Nicely appointed reception, conference room, (5) private offices, large bullpen, kitchenette, and 500 SF storage space in rear with 18' ceilings and 500 SF Mezzanine
- Also comes with 2,000 SF storage in the rear of the property that can be enclosed and converted into 18' clear warehouse
- Ample parking in front
- Nets are approximately \$3.20 / SF
- Landlord is licensed real estate broker



William "Felton" McLaughlin, SIOR, CCIM | Associate Broker
+1 518 428 1164 | +1 518 465 1400 ext. 208 | felton@naiplatform.com

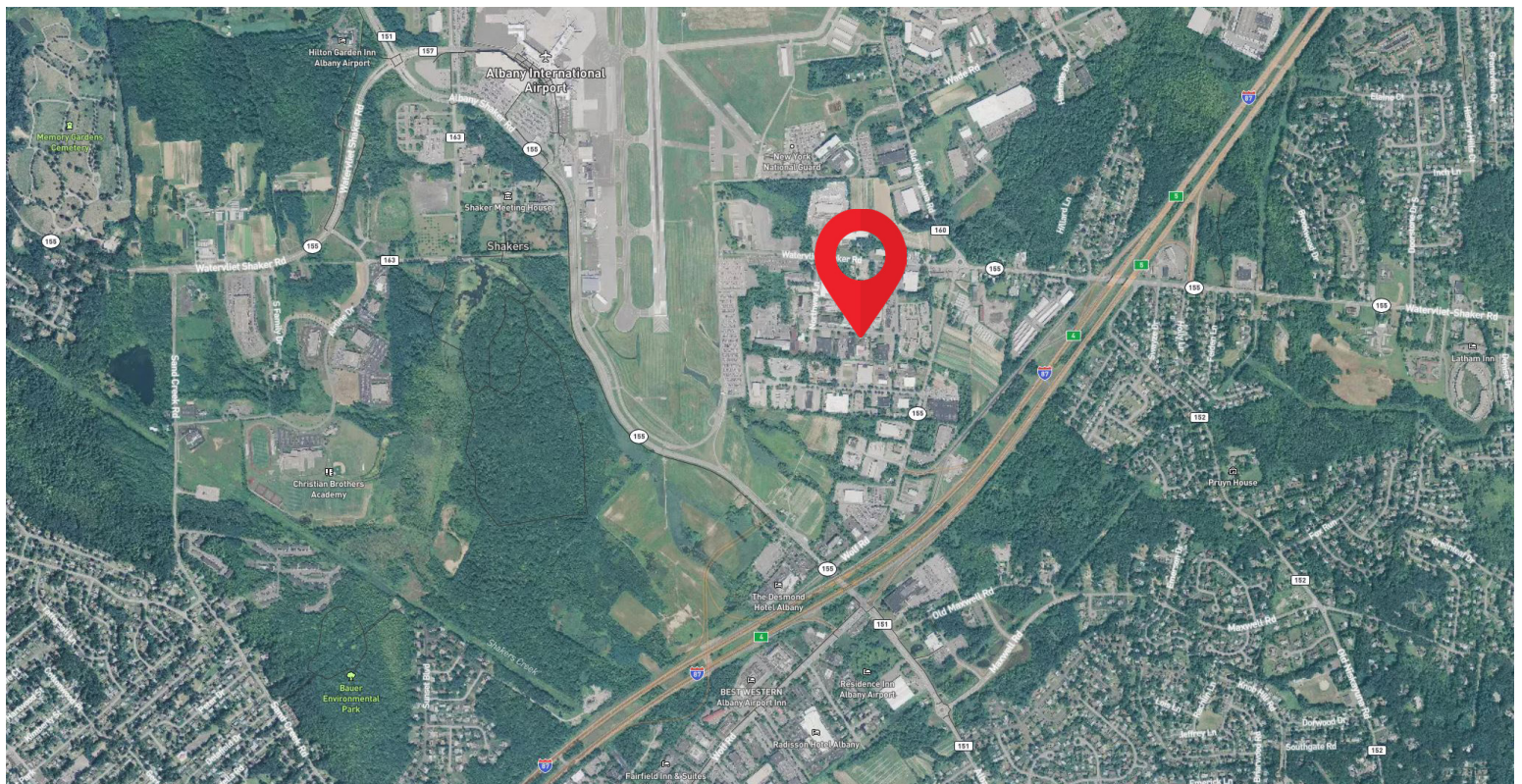
FLOOR PLAN





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