



John Tracy — (518) 452-2700 Ext: 120
John MacAffer — (518) 452-2700 Ext: 111

Industrial Property For Lease

44 Venner Road

44 Venner Road, Amsterdam, NY 12010



Total Space Available: **98,666 SF**
 Rental Rate: **\$3.25 /SF/Year**
 Property Type: **Industrial**
 Property Sub-type: **Manufacturing**
 Building Size: **98,666 SF**
 Zoning Description: **CLI- Commercial Light Industrial**

Features:
 Electricity/Power - 102/240 volts, 400 amp, 3phase

Last Verified 2/26/2010
 Listing ID 16589365

1 Space Available

Display Rental Rate as [Entered](#)

| | | |
|---------|-----------------------------------|---|
| Space 1 | Space Available: | 98,666 SF |
| | Rental Rate: | \$3.25 /SF/Year |
| | Space Type: | Manufacturing |
| | Lease Type: | NNN |
| | Office SF: | 3919 SF |
| | No. Dock-High Doors/Loading: | 7 |
| | No. Drive In / Grade-Level Doors: | 2 |
| | Features: | Cooling is available - Partially air conditioned Heating is available - Gas forced hot air |

Highlights

- Building is subdividable

- Wet sprinkler system
- Easily accessible
- Building is serviced by two separate power sources, one of which is 102/240 volts, 400 amp, 3 phase

Description

+/-98,666 SF single story manufacturing facility on +/-5 acres available for lease in the City of Amsterdam
Exit 27 of the NYS Thruway (I-90) to west on Route 5S, and Venner Road is +/-1/2 mile on left

Map of 44 Venner Road, Amsterdam, NY 12010 (Montgomery County)

