

INDUSTRIAL PROPERTY FOR LEASE



FAITH MILLS

1548 BURDEN LAKE ROAD, AVERILL PARK, NY 12018

Units from 700-5,000 sf | Rents starting at \$3/sf per year

Industrial/Warehouse space for lease only 20 minutes from Albany, at a fraction of Albany prices! This unique building offers spaces that fit your needs, including detached buildings, 25-foot ceilings, loading docks, elevators, drive-in areas, and other essential features for your operation. Will build to suit for long-term tenants.

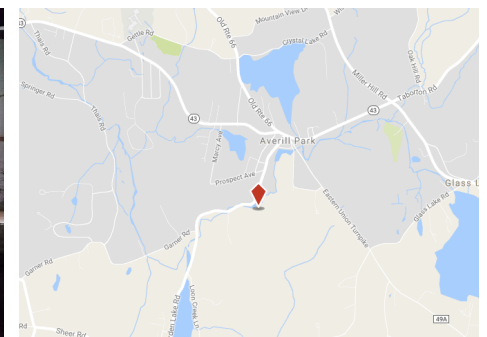
BUILDING AMENITIES:

Two Loading Docks
Handicap Elevator
1400-lb Freight Elevator
3-Phase Power

Propane Heat
Owner-Paid CAM
ADA Compliant
Property Manager On-Site

LOCATION:

0.4 miles driving from Route 43
9.0 miles driving from I-90
11.8 miles from downtown Albany
(20 minutes driving)



Nick Joosten - 518-712-9004



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SUITE 1A



SPACE AVAILABLE

2,580 square feet

RENTAL RATE

\$1,150 / month

SPACE TYPE

Warehouse

LEASE TYPE

Modified Gross

CEILING HEIGHT

20 ft.

This space offers 20' ceilings and an at-grade dock. Space includes a floor to ceiling garage door with exposed stone walls (offering great insulation).

SUITE 1B



SPACE AVAILABLE

3,612 square feet

RENTAL RATE

\$1,500 / month

SPACE TYPE

Manufacturing

LEASE TYPE

Modified Gross

Located around the back of the building, this space is a contiguous 4,250 square feet with two at-grade loading docks.

SUITE 1C



SPACE AVAILABLE

1,615 square feet

RENTAL RATE

\$550 / month

SPACE TYPE

Warehouse

LEASE TYPE

Modified Gross

This space is located in a detached building, located around the back of the main on-site building.



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SUITE 2A



SPACE AVAILABLE 4,900 square feet

RENTAL RATE \$1,225 / month

SPACE TYPE Warehouse

LEASE TYPE Modified Gross

The least expensive per square foot space available. The interior space has direct access to the freight elevator.

SUITE 3A



SPACE AVAILABLE 825 square feet

RENTAL RATE \$550 / month

SPACE TYPE Manufacturing

ADD'L SPACE TYPES Flex Space

LEASE TYPE Modified Gross

Area in the front of the building that has direct access to the loading dock. This space has retail and drive-through potential.

SUITE 3C



SPACE AVAILABLE 1,615 square feet

RENTAL RATE \$800 / month

SPACE TYPE Retail

ADD'L SPACE TYPE Office

LEASE TYPE Modified Gross

This detached space has frontage on Burden Lake Road and has parking out front making it suitable for retail use. The space overlooks the Wynantskill Creek.



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SUITE 4



SPACE AVAILABLE

5,700 square feet

RENTAL RATE

\$3,600 / month

SPACE TYPE

Manufacturing

LEASE TYPE

Modified Gross

Sunny office space located on the top floor. The space offers an executive office, conference room, shared office space, pantry, and storage room.

STONE GARAGE



SPACE AVAILABLE

400 square feet

RENTAL RATE

\$550 / month

SPACE TYPE

Warehouse

LEASE TYPE

Modified Gross

This space is a detached building in a stone garage with high ceilings and a fresh interior. The large garage door allows for a drive in for trucks.



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