

FOR LEASE

CASTLETON COMMERCE CENTER - UP TO 169,000 SF
7 EMPIRE STATE BLVD., SCHODACK (ALBANY), NY 12033



*Images are renderings by Scannell that the building is expected to resemble

PROPERTY HIGHLIGHTS

- SPEC CLASS A CONSTRUCTION DELIVERING Q3 2023
- LOADING: MULTIPLE CONFIGURATIONS
- CEILING HEIGHT: 32' BTS
- IMMEDIATE ACCESS TO I-90 (EXIT 10)

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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.

FEATURES

CASTLETON COMMERCE CENTER, 7 EMPIRE STATE BLVD., SCHODACK, NY 12033

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SCANNELL
PROPERTIES

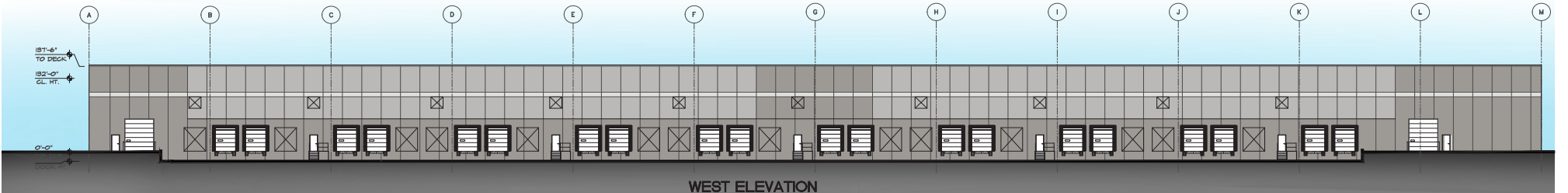
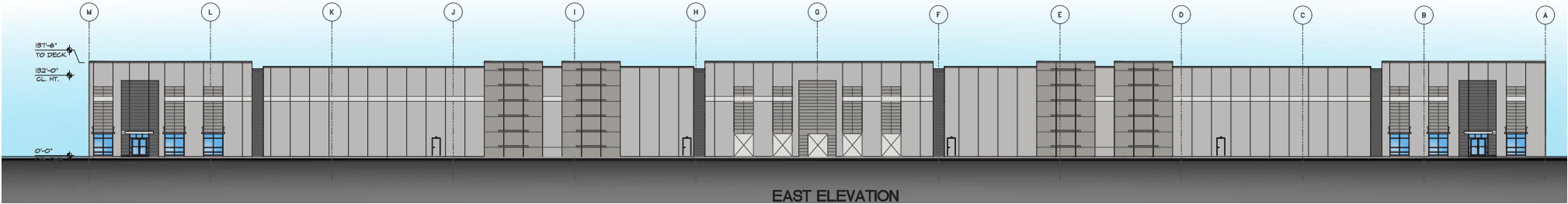
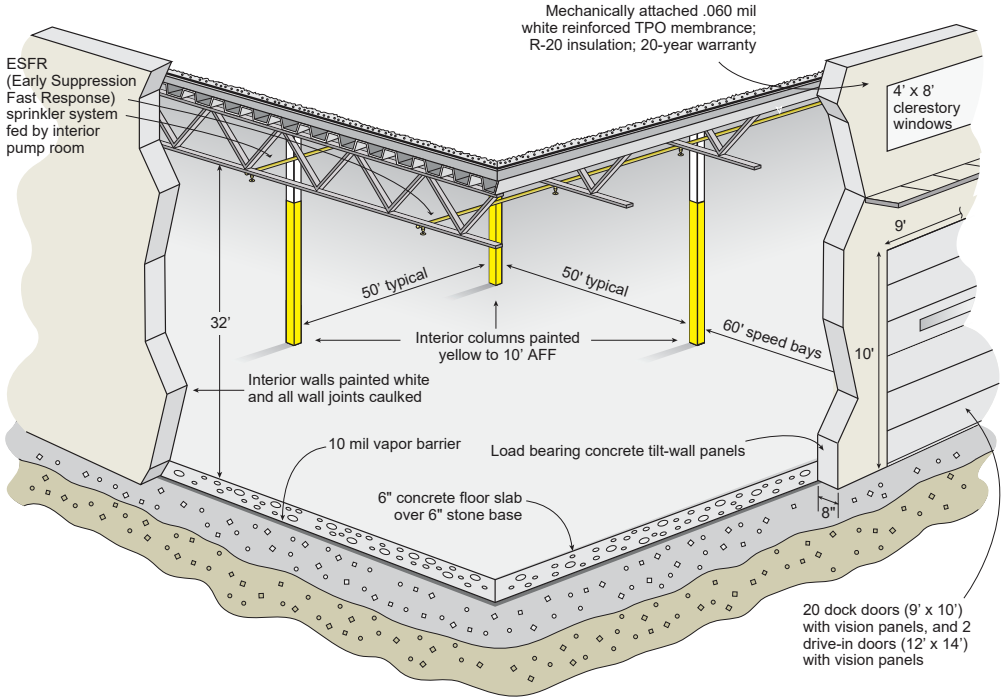


169,000 square feet of spec construction to deliver Q1 2023. Schodack is located approximately 7 miles East of Albany and has recently seen significant industrial development with two recent deals for Amazon at 1,000,000 sf and 278,000 sf. Empire State Blvd has immediate highway accessibility via I-90 Exit 10.

Construction	Tilt Up	Roof	TPO	Sprinkler	ESFR
Building Size	Up to 169,000 SF	Ceiling Height	32' BTS	Zoning	PD-3
Lot Size	14.37 acres	Floor Slab	6"		Town of Schodack
Delivery	Q3 2023	Columns	50'x50' typical 50'x60' dock speed bay	HVAC	Rooftop gas and makeup air units
Loading	20 docks, 2 drive-ins	Lighting	BTS	Utilities (Gas & Electric)	National Grid
Parking	125+ auto, 36 trailer	Electrical	3,000 Amp	Water and Sewer	Municipal

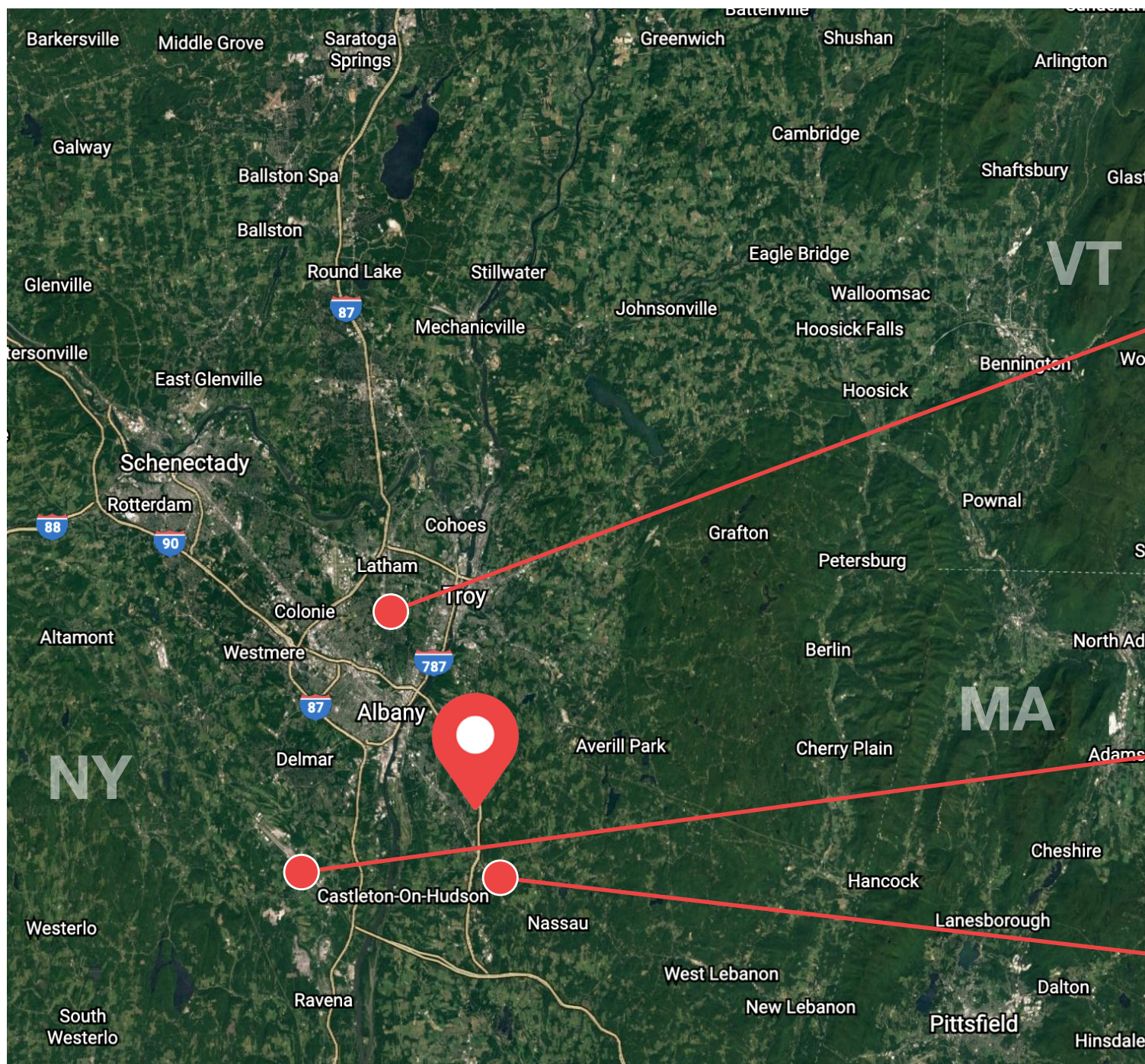
CONSTRUCTION DETAILS

CASTLETON COMMERCE CENTER, 7 EMPIRE STATE BLVD., SCHODACK, NY 12033



REGIONAL DISTRIBUTION CENTERS

CASTLETON COMMERCE CENTER, 7 EMPIRE STATE BLVD., SCHODACK, NY 12033

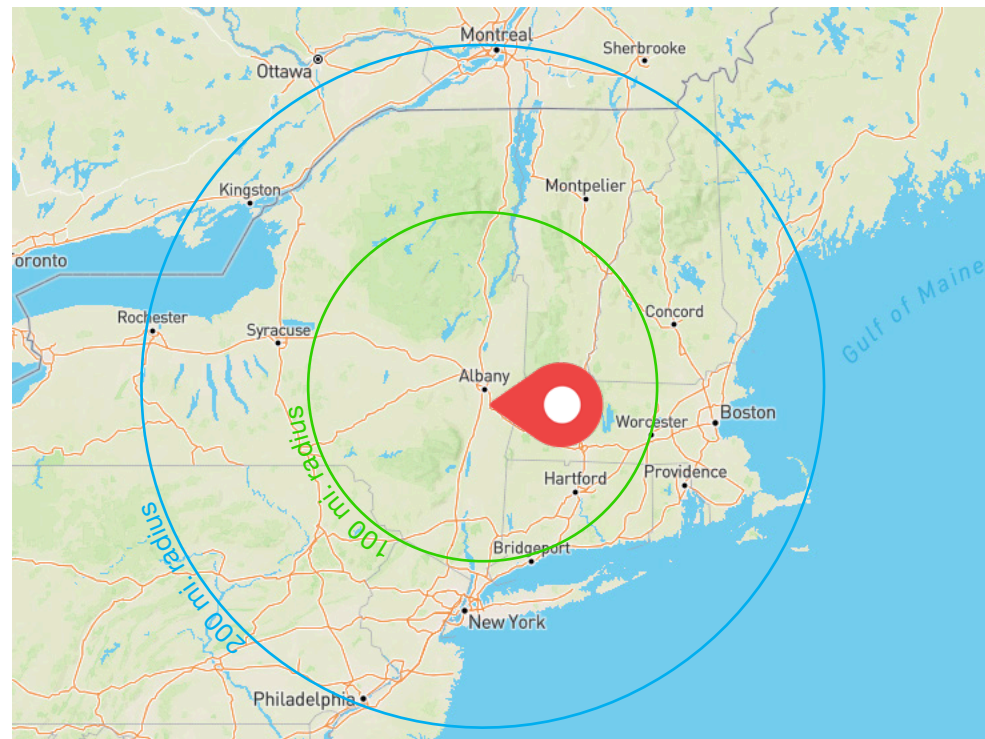
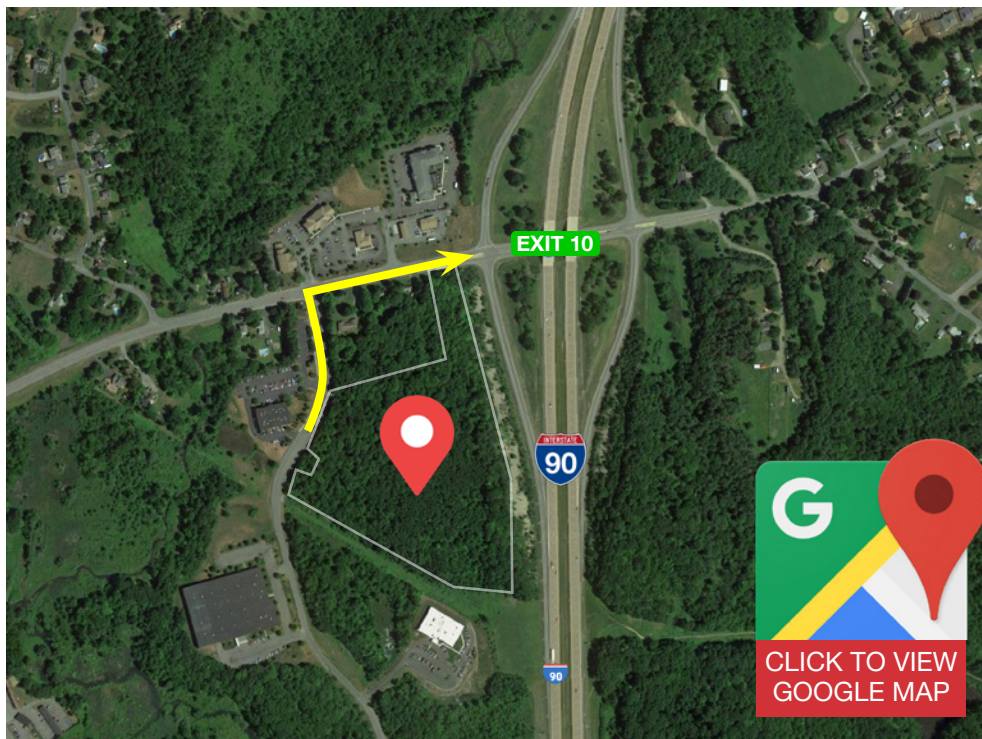


ACCESS

CASTLETON COMMERCE CENTER, 7 EMPIRE STATE BLVD., SCHODACK, NY 12033

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SCANNELL
PROPERTIES



CENTRAL NORTHEASTERN LOCATION

Albany..... 7 miles

NYC..... 150 miles

Boston 160 miles

Montreal..... 225 miles

Philadelphia..... 235 miles

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Uniquely Positioned. Powerfully Connected. Fully Dedicated. NAI Platform is a multifaceted company with a full service commercial real estate brokerage, a commercial property management team, and extensive experience in development and ownership of commercial property. As a result, we are uniquely positioned to bring our clients unparalleled value across all aspects of commercial real estate.