

# FOR LEASE - WORKSHOPS @ GLENVILLE

## 46 Maple Avenue, Glenville, NY 12302

Starting at \$2,000/Month - Modified Gross + Utilities



## Offering Summary

\*\*\* Modified Gross + Utilities \*\*\*

Lease Price:	\$2,000 per Month
Building SF:	~ 31,800 SF
Minimum SF:	~ 1,500 SF
Maximum SF:	~ 6,000 SF
Parking:	50+ Vehicles
Ceiling Height:	14 feet to deck
Roof:	Metal
Water:	Public
Sewer:	Public
Heating:	Natural Gas
Cooling	Ductless unit

**Cory Tyksinski | Principal Broker**

**o: 518.465.1400 Ext. 217**

**c: 518.857.8396**

**ctyksinski@naiplatform.com**

**Matthew Zelezniak | Real Estate Salesperson**

**o: 518.465.1400 Ext. 221**

**c: 518.994.9759**

**matthew@naiplatform.com**

## Property Overview

New Construction Flex Units for Contractors, Retail & Service Users

- Brand-new flex, service contractor spaces
- Sizes from 1,500–6,000 SF (units can be combined)
- Storefront entrances for high visibility
- Oversized 12'x10' drive-in doors
- 12' clear ceiling heights
- Ideal for contractors, service, retail, studio space, or light assembly & storage
- 100 Amp 3 phase power with private restrooms and on-demand separately metered hot water
- Fully sprinklered, dry system
- Secured, well-lit complex with 24/7 access
- High efficiency LED lights
- Optional outdoor storage for vehicles, trailers, or materials - additional cost



14 Corporate Woods Blvd, Albany NY, 12211



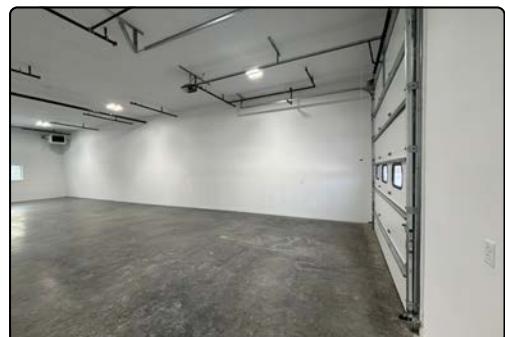
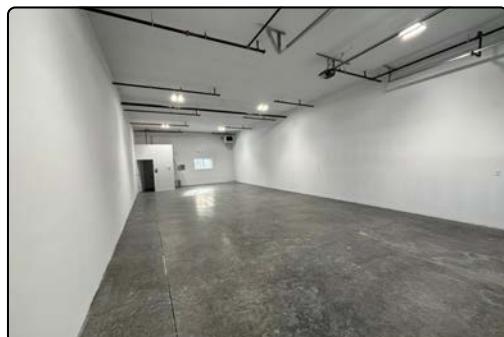
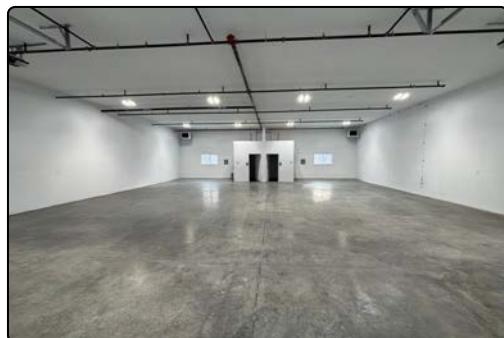
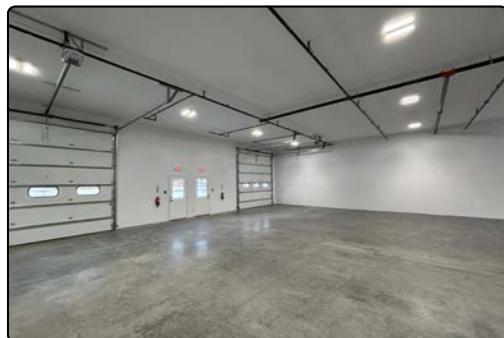
518.465.1400



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# Interior



## Floor Plan

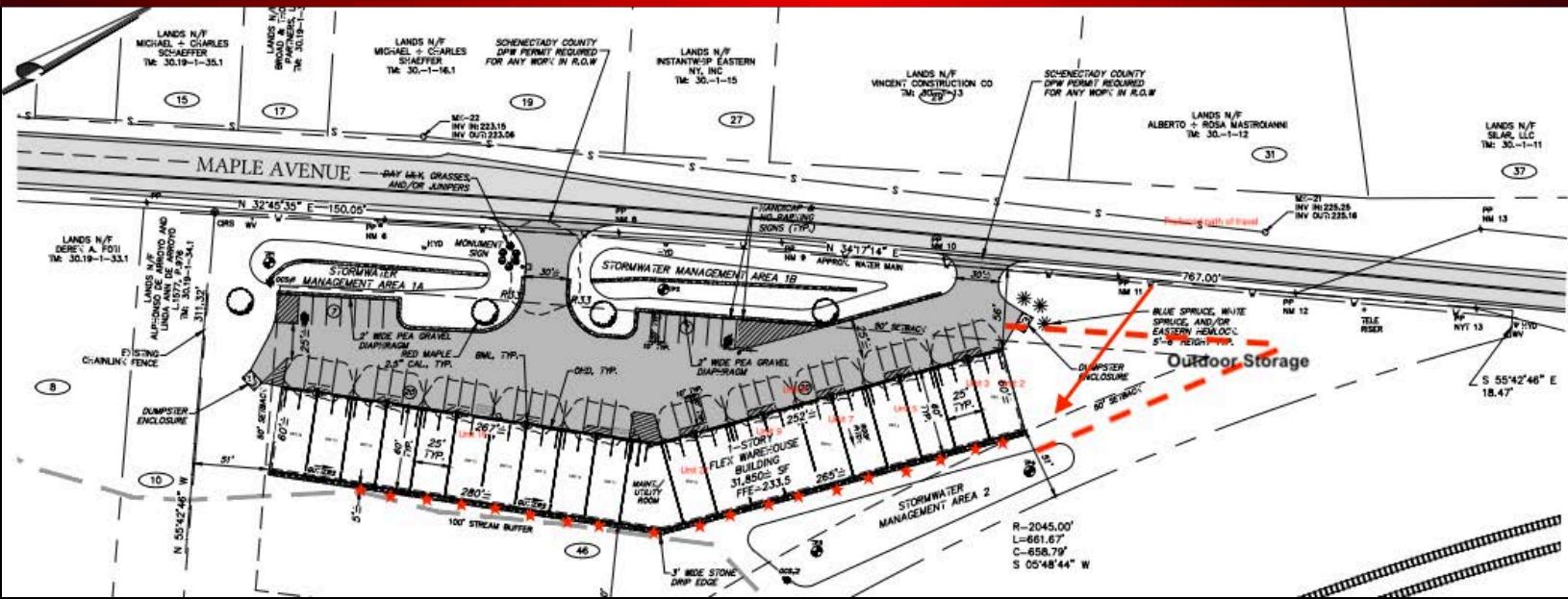


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## Exterior



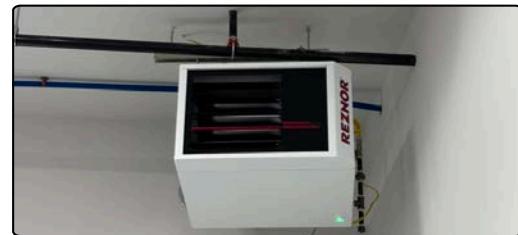
## Site Plan



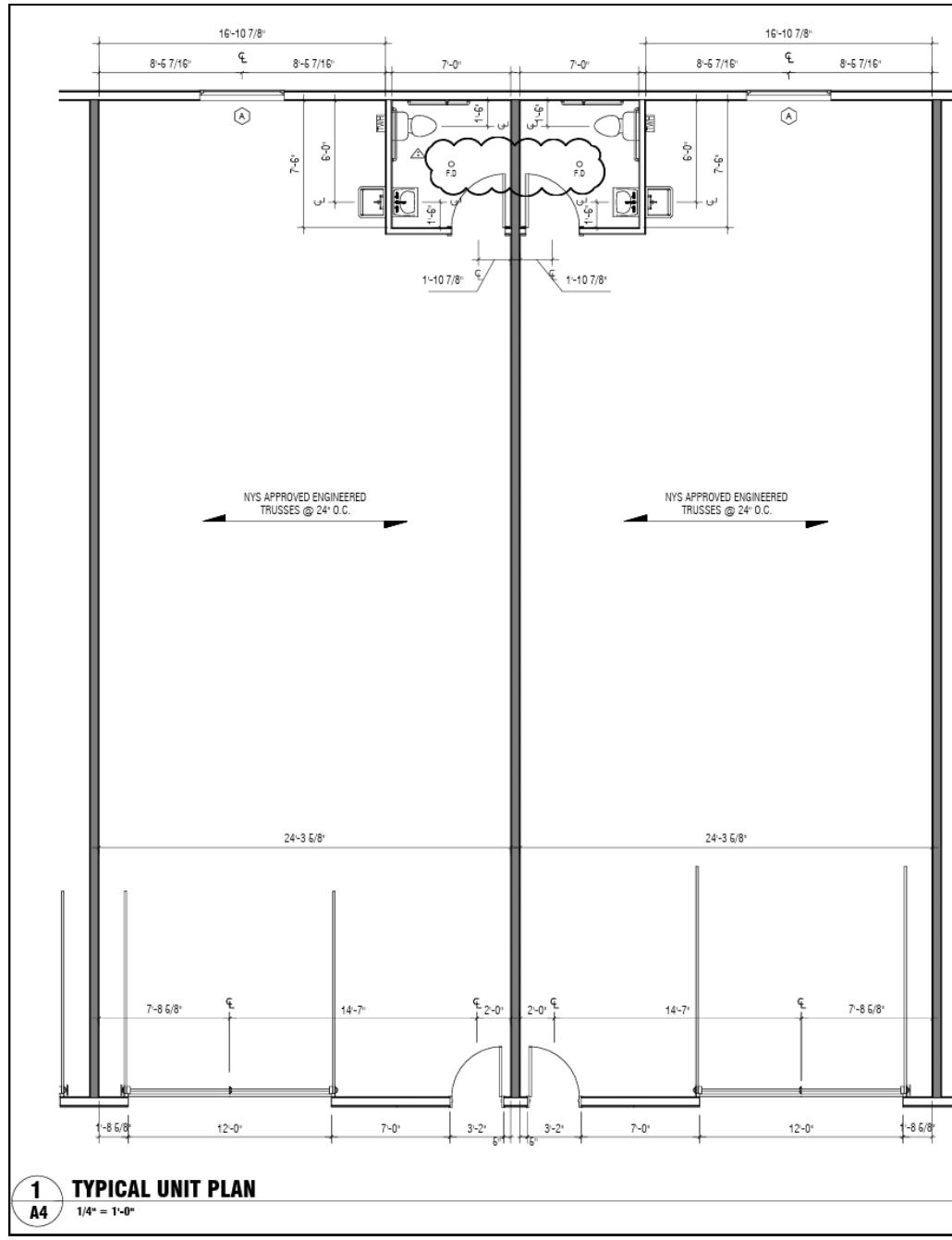
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# NAI Platform

# Mechanical Amenities



## Typical Unit Plan



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