

TITAN COMMERCIAL REALTY GROUP LLC



PROUDLY PRESENTS:
7 MADISON STREET
TROY, NEW YORK 12180
RENSSELAER COUNTY

RARE CLEAR-SPAN WAREHOUSE SPACE CLOSE TO I-787
HIGH CEILINGS

QUICK FACTS

- **BUILDING ONE** APPROXIMATELY 17,100 SF
- ROOM ONE ± 9,424 SF (76' X 124') ROOM TWO ± 7,676 SF (76' X 101')
- CLEAR SPAN WAREHOUSE SPACE WITH 1 SUPPORTING WALL WITHIN SPACE. CEILING HEIGHT 30' AT CENTER, 16' AT BEAM ON SIDE WALLS. MULTIPLE OVERHEAD DOORS AT GRADE.
- **BUILDING TWO** – APPROXIMATELY 1,518 SF ~ 46' X 33'. MULTIPLE OVERHEAD DOORS AT GRADE.
- **BUILDING THREE** – APPROXIMATELY 19,351 SF. GROUND FLOOR APPROXIMATELY 11,851 SF
- FULLY BUILT OUT OFFICE SPACE WITH EXECUTIVE OFFICES & LARGE CONFERENCE ROOM AND BULLPEN AREA
- 6 STORY TOWER OF APPROXIMATELY 7,500 SF
- 5 FLOORS OF APPROXIMATELY 1,500 SF PER FLOOR
- PARKING LOT LOCATED ACROSS PAPER STREET INCLUDED.
- CELL TOWERS LOCATED ON TOP OF TOWER NOT INCLUDED
- ASKING: \$1,850,000.00



VIDEO TOUR

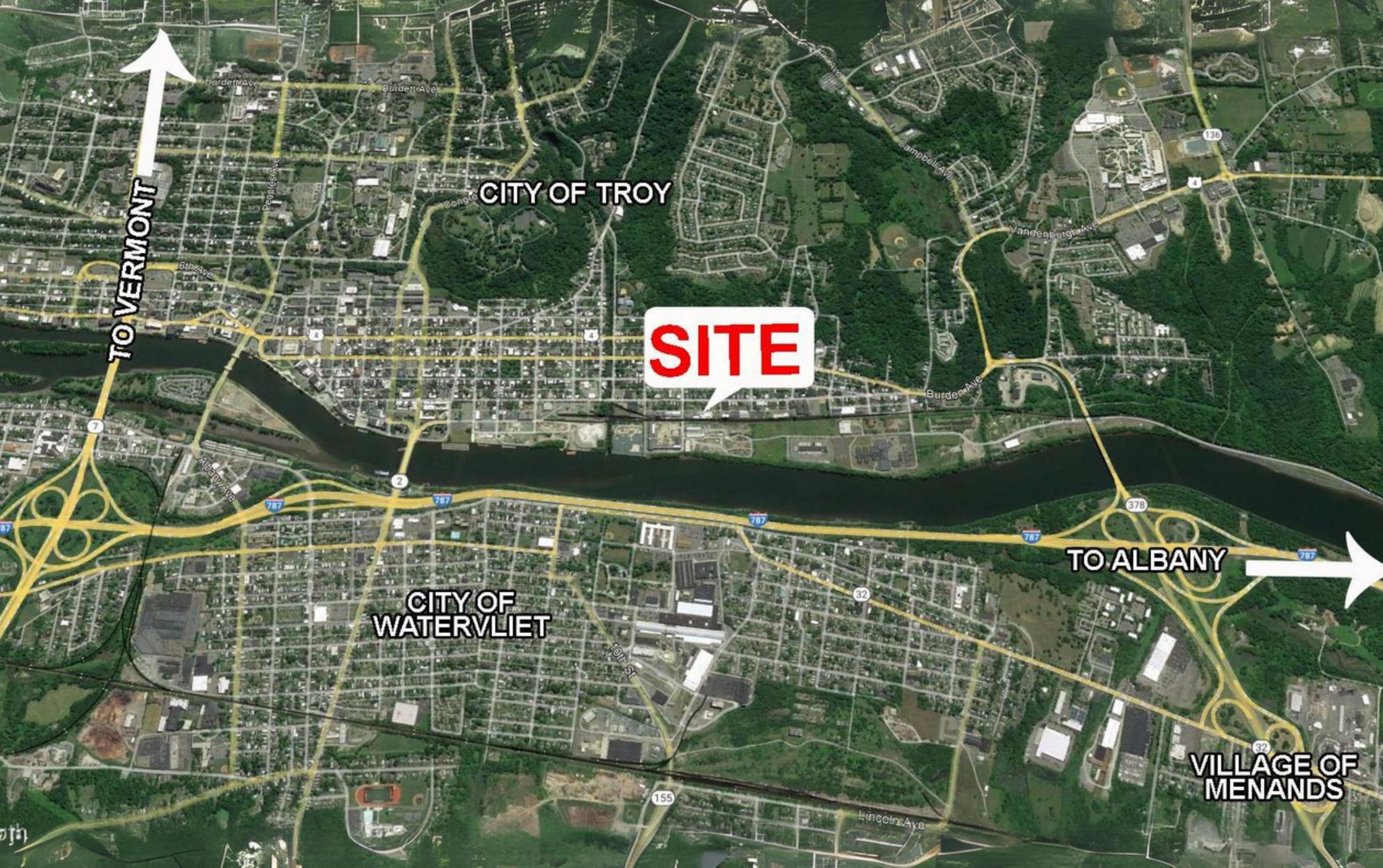


Industrial Property for Sale - 7 Madison St, Troy NY









SITE

CITY OF TROY

CITY OF WATERVLIET

VILLAGE OF MENANDS

TO VERMONT

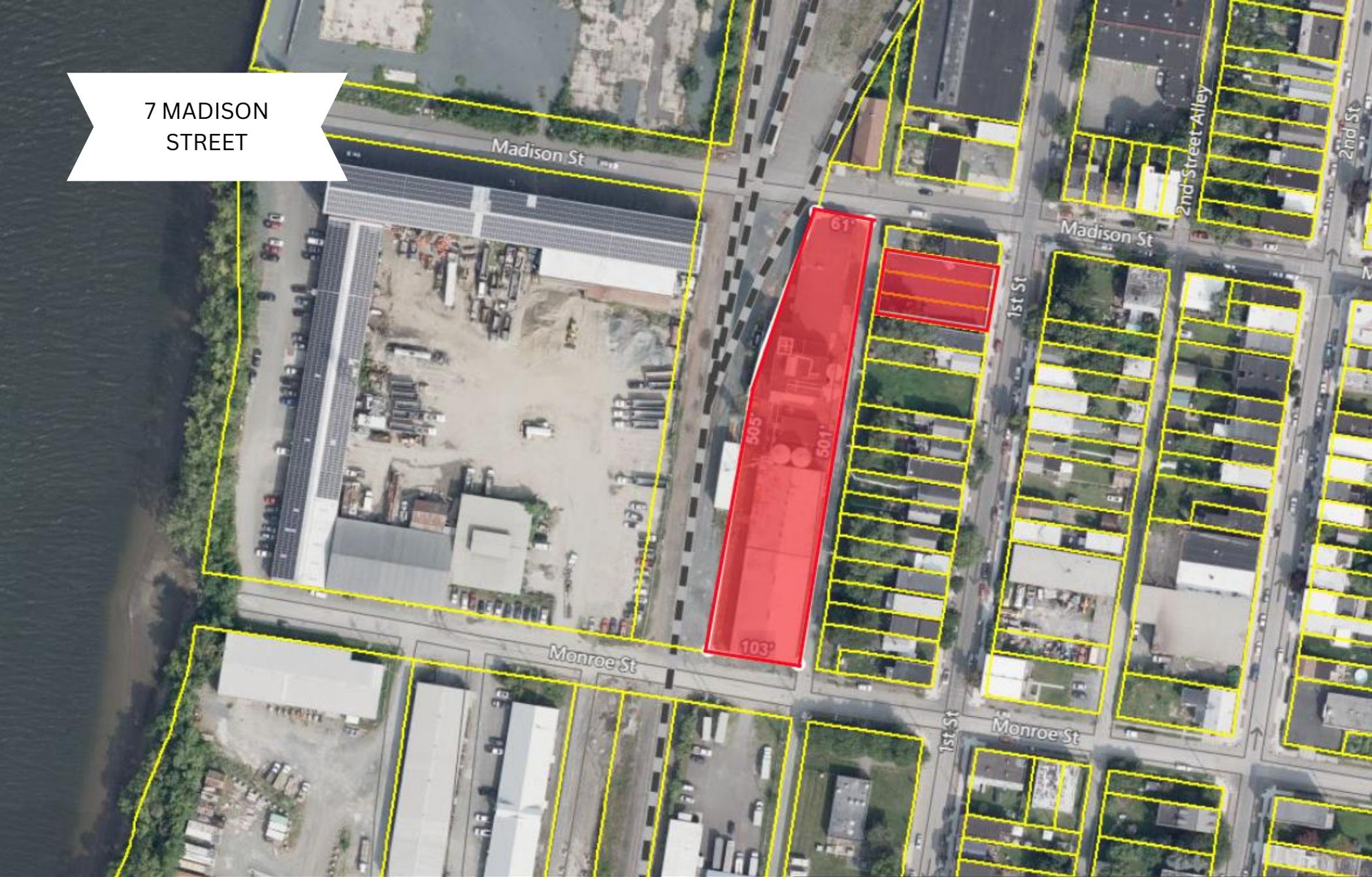
TO ALBANY

TITAN COMMERCIAL REALTY GROUP LLC
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518 400 0668
WWW.TITANCOMMERCIALREALTYGROUP.COM
https://www.dos.ny.gov/licensing/docs/FairHousingNotice_new.pdf

**HELPING BUILD EMPIRES
ONE DEAL AT A TIME**

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MANAGING DIRECTOR
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7 MADISON
STREET



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