

TITAN COMMERCIAL REALTY GROUP LLC



PROUDLY PRESENTS:
WAREHOUSE SPACE
952 TROY-SCHENECTADY ROAD
LATHAM, NEW YORK 12110
ALBANY COUNTY

LOCATED ON HEAVILY TRAVELED TROY SCHENECTADY ROAD (ROUTE 7),
ONE MILE FROM EXIT 6 OF I-87,

QUICK FACTS

- LOCATED ON TROY SCHENECTADY ROAD (ROUTE 7), ONE MILE FROM EXIT 6 OF I-87
- 14,000 SQUARE FEET WAREHOUSE SPACE
- 1 LOADING DOCK
- 1 OVERHEAD DOOR (10 FEET WIDE) WITH DRIVE-IN
- 14 FOOT CEILINGS
- 25' BETWEEN COLUMNS
- SPACE IS AT GRADE IN REAR OF PETER HARRIS PLAZA. EASY MOVEMENTS FOR FULL SIZE TRACTOR TRAILERS
- EXISTING TENANT IS MONTH TO MONTH
- ASKING: \$9.00 PSF GROSS PLUS UTILITIES

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE	10 MILE
POPULATION	2,537	29,806	111,475	525,741
AVERAGE HH INCOME	\$141,018	\$104,955	\$94,183	\$81,145
MEDIAN AGE	44.5	42.2	41.5	37.9
TOTAL BUSINESSES	219	2,604	5,994	25,341
TOTAL EMPLOYEES	4,182	40,621	96,941	399,669



VIDEO TOUR



Peter Harris Plaza, 952 Troy Schenectady Road, Latham, NY

TITAN COMMERCIAL REALTY GROUP LLC

24 AVIATION RD, ALBANY, NY, 12205

518 400 0668

WWW.TITANCOMMERCIALREALTYGROUP.COM

https://www.dos.ny.gov/licensing/docs/FairHousingNotice_new.pdf

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

TDROWLETTE@TITANCOMMERCIALREALTYGROUP.COM

TODD J DROWLETTE

NYS LICENSED REAL ESTATE BROKER

MANAGING DIRECTOR

518 400 0668 EXT 702



LATHAM, NEW YORK

Riverhill Center



Sunmark
Credit Union
Headquarters

British American
Office Park

Peter Harris
Plaza

Troy Schenectady Road

Latham Medical
Arts Complex



Distribution Center



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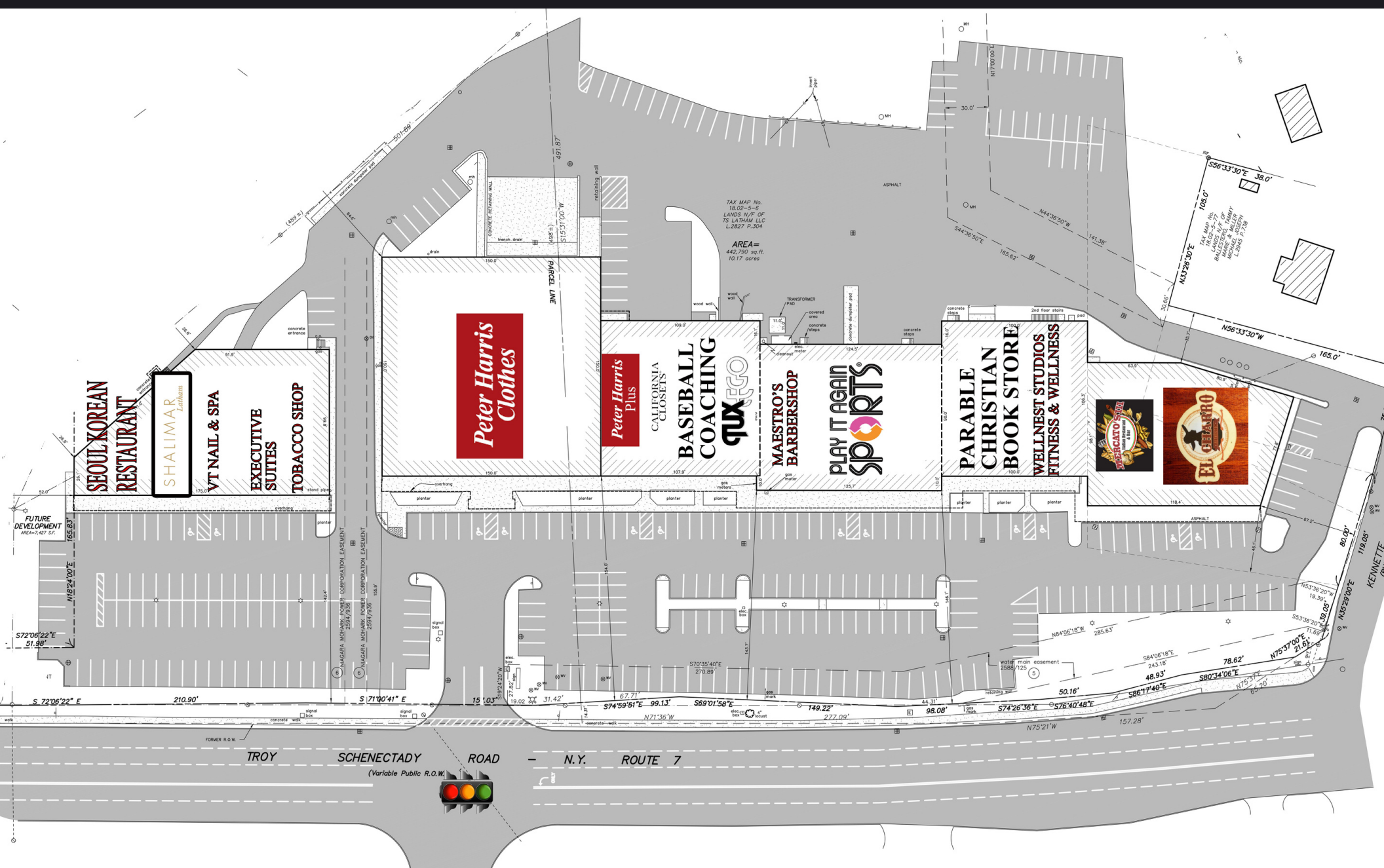
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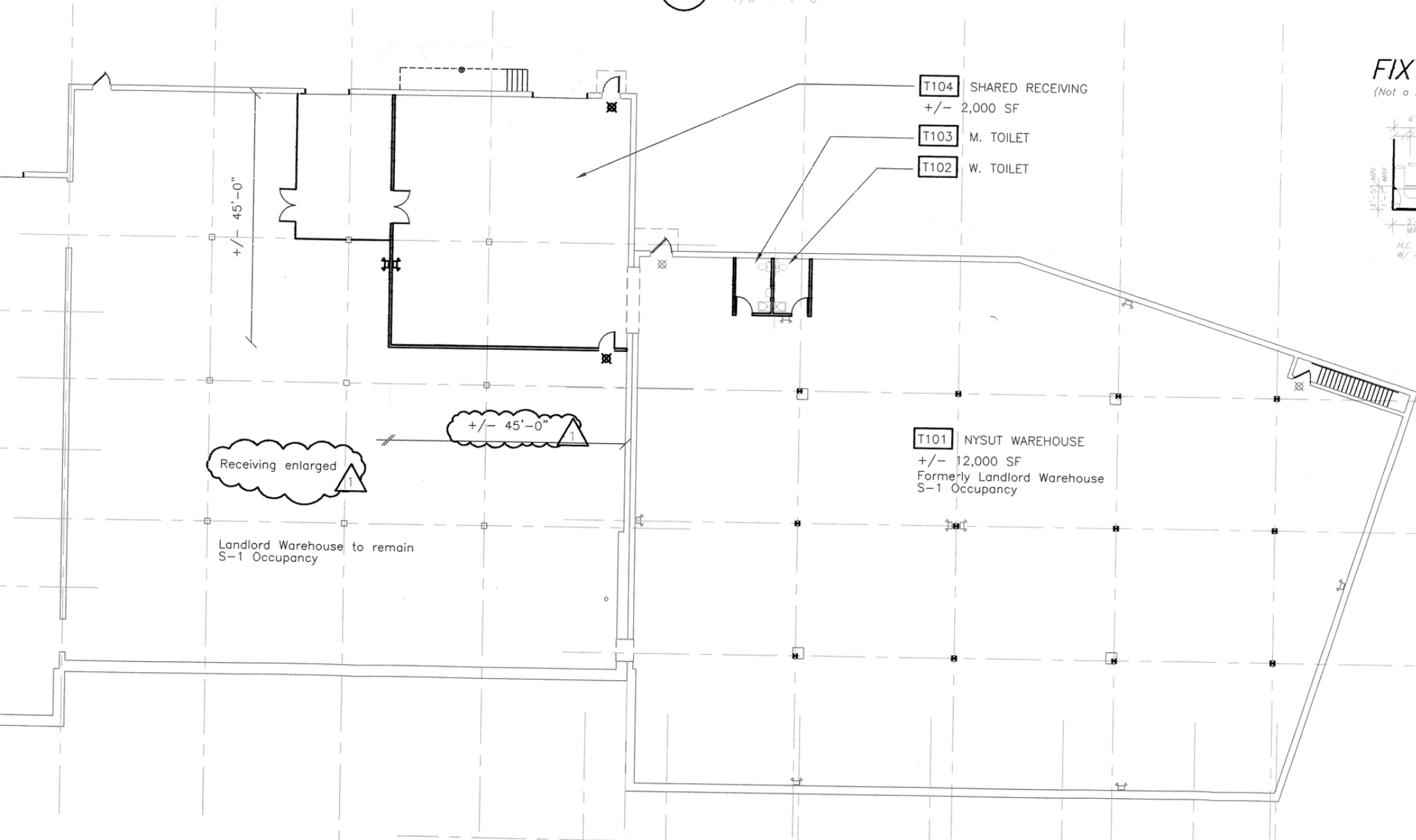
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Receiving enlarged

Landlord Warehouse to remain S-1 Occupancy

+/- 45'-0"

T104 SHARED RECEIVING +/- 2,000 SF

T103 M. TOILET

T102 W. TOILET

T101 NYSUT WAREHOUSE +/- 12,000 SF Formerly Landlord Warehouse S-1 Occupancy