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COMMERCIAL DIVISION

A Howard Hanna Company

**FOR SALE**

**\$1,700,000**

## 90 & 100 (110) Fuller Ave — Colonie, NY



Centrally Located - Highly Visible - 2.8 Acre Development Site  
Industrial Zoning - Towns of Colonie & Guilderland

### Property Highlights:

- ◆ +/- 32,000 SF Office/Retail/Warehouse Space - 2 Separate Buildings
- ◆ 3 - Loading Docks (1 at ground level)
- ◆ 14'+ Ceilings
- ◆ 3 Phase Electric Service, Natural Gas, Town Water & Sewer
- ◆ Zoned Industrial
- ◆ Currently 85 Parking Spaces
- ◆ Easy Access to I-90 and I-87 (Northway)
- ◆ 23,800 Average Daily Traffic Count at Fuller & Railroad
- ◆ Less Than 0.5 Mile from SUNY College of Nanosciences & Engineering (CNSE)



**David  
Phaff**

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TEAM at  
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**For More Information:**

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All information deemed reliable but not guaranteed. The information is subject to errors, omissions, change of price, rental or other conditions, prior sale, lease, financing, or withdrawal without notice. It is your responsibility to conduct an independent investigation of the property to confirm any and all information.

# 90 & 100 Fuller Rd., Albany, NY



CIREB MLS# 201601198

Zoning: Industrial

CRMLS # 201620722

Building Size: ± 28,000 SF + 4,000 SF

Lot Size: 2.8 Acres

Building Construction: Concrete Block & Metal

Roof Type: EPDM

Stories: 1

Ceiling Heights: 8 - 14'

At Grade Door: 1

Loading Dock: 2

Parking: 88

Electricity: 3 Phase

Water: Municipal

Sewer: Town

Heat Type: Gas Forced Air

Air Conditioning: Yes

Taxes: \$33,485



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