

**FOR
SALE**

32 N RUSSELL ROAD

ALBANY, NY 12205

+/-65,309 SF MULTI-TENANT OFFICE BUILDING



+/-65,309 SF Class B Multi-Tenant Office Building

Minutes from I-90 Everett Road Exit 5 on/off Ramp

+/-2.82 Acres

246 On-Site Surface Parking Spaces (4:1 Parking Ratio)

33% Occupied

Originally Constructed in 1960

New Roof 2024

Three Stories with +/-1,600 SF Residential Penthouse

3 Phase, 1600 Amps, 120/208 Volt Electrical Service

Passenger Elevator

Zoned MU-CH: Community Highway

Located on Public CDTA Bus Route

Ideal Opportunity for Both Investor or Owner-Occupant

Up to +/-45,170 SF Available for Immediate Occupancy

Real Estate Taxes: \$102,065.31 (\$1.56 PSF)

**FOR MORE
INFORMATION
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CONTACT**

RUDY R. LYNCH, CCIM

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Rudy@CarrowRealEstate.com

KYLE J. BRADLEY, CPA

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FOR SALE

\$2,900,000

\$44.40 PSF



Adding Value Through Professional Real Estate Services

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PROPERTY SPECIFICATIONS

- Multi-Tenant Professional Office Building
- 65,309 Total Gross Square Feet
- 61,950 Rentable Square Feet
- 2.82 Acres
- Originally Constructed in 1960
- Three Stories with 1,600 Square Foot Penthouse Apartment
- Steel Frame and Masonry Construction
- Rubber Roof - 2024
- Municipal Water & Sewer
- (1) Passenger Elevator
- 3 Phase / 1600 Amps, 120/208 Volt Electrical Service
- Central Heating and Cooling: New Chiller 2016
- 246 On-Site Surface Parking Spaces (4:1 Parking Ratio)

LOCATION DESCRIPTION

- Directly Next Door to Westgate Shopping Plaza and The Home Depot
- 1/4 Mile to I-90 Everett Road Exit
- Easy I-87 and I-90 Access
- 3.5 miles to Albany Nanotech Institute
- 10 Minutes to Albany International Airport
- Located Directly on Public CDTA Bus Route



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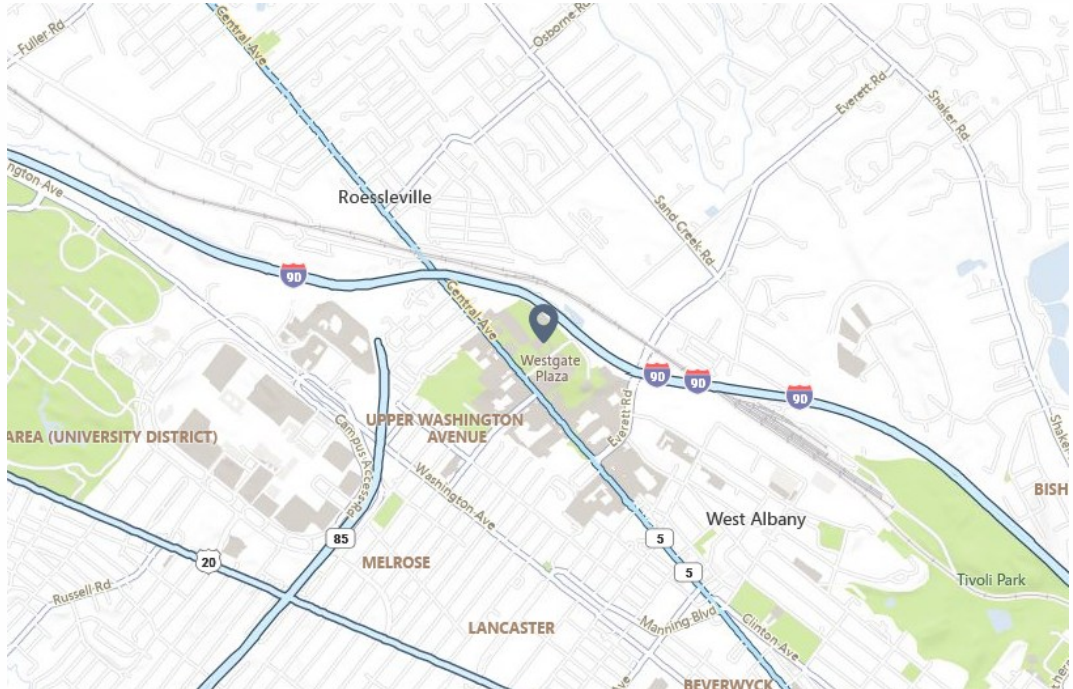
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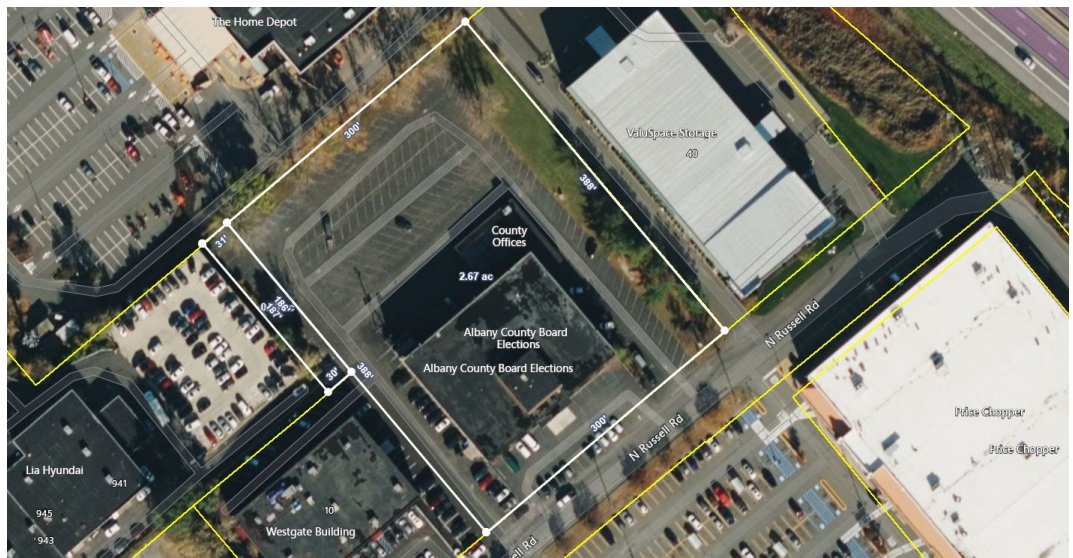
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LOCATION



TAX MAP



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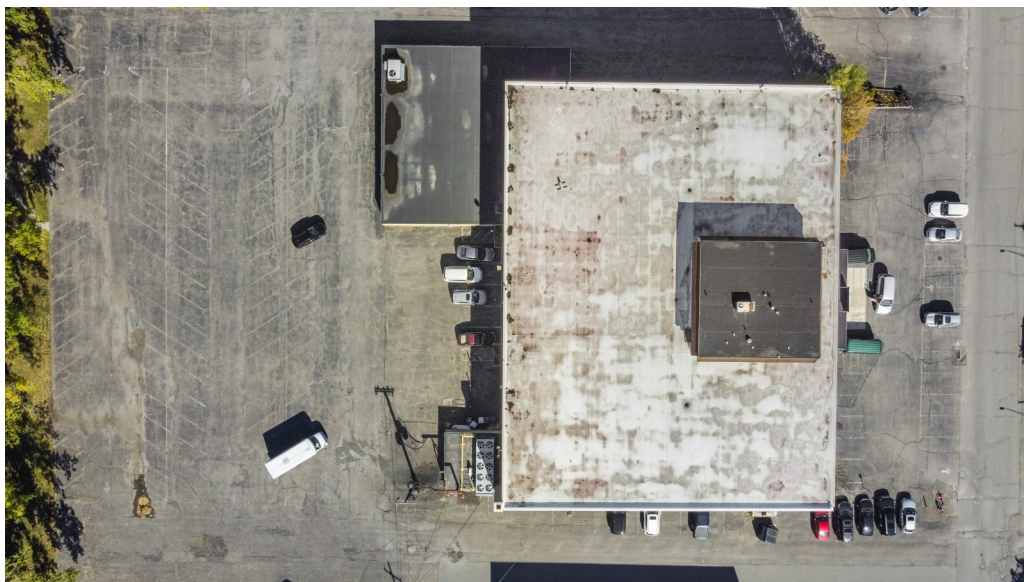
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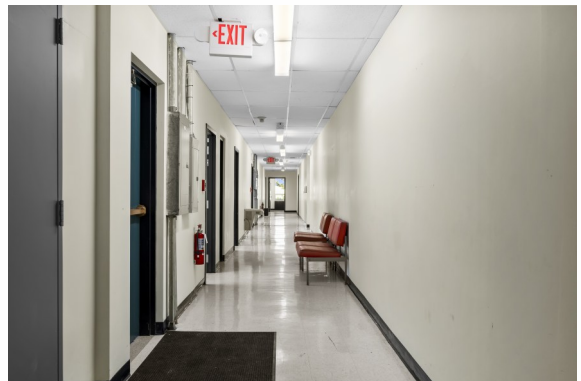
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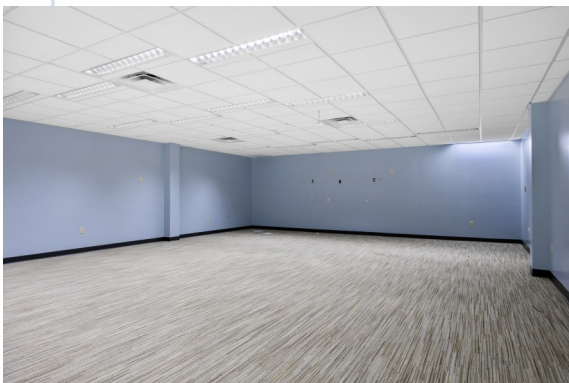
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SECOND LEVEL



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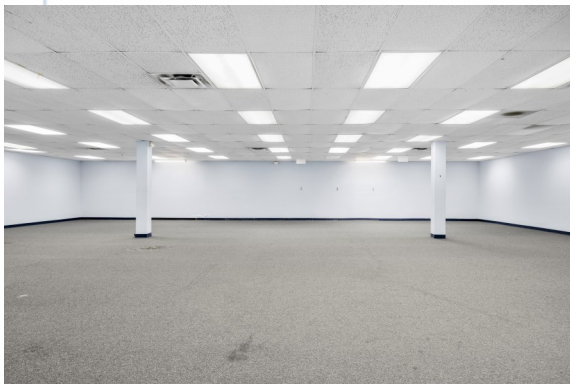
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GROUND LEVEL



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4 BED / 3 BATH RESIDENTIAL PENTHOUSE



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STACKING
PLAN

	Residential Penthouse 1,600 SF 4 Bed / 3 Bath			
SECOND	AVAILABLE 18,320 SF			
MAIN	NYS Office for People With Developmental Disabilities 15,119 SF 1/31/2027		AVAILABLE 4,002 SF	
GROUND	AVAILABLE 22,848 SF	NORDUTCH 1,680 4/14/2029	BARON 1,360 SF 7/31/2029	NYS OGS 301 SF M-T-M

RENT ROLL

TENANT	SUITE	SF	RENT PSF	ANNUAL RENT	LEASE START	LEASE END
BARON COMPANIES	100	1,360	\$ -	\$ -	8/1/2024	7/31/2029
NORDUTCH TECHNOLOGIES	101	1,680	\$ 14.00	\$ 23,520.00	4/1/2024	4/14/2029
VACANT	102	20,666	\$ -	\$ -	N/A	N/A
NYS OFFICE OF GENERAL SERVICES	103	301	\$ 15.50	\$ 4,665.50	8/1/2000	M-T-M
NYS OFFICE FOR PEOPLE WITH DEVELOPMENTAL DISABILITIES	201	15,119	\$ 16.48	\$ 249,161.16	2/1/2007	1/31/2027
VACANT	202	4,002	\$ -	\$ -	N/A	N/A
VACANT	301	18,320	\$ -	\$ -	N/A	N/A

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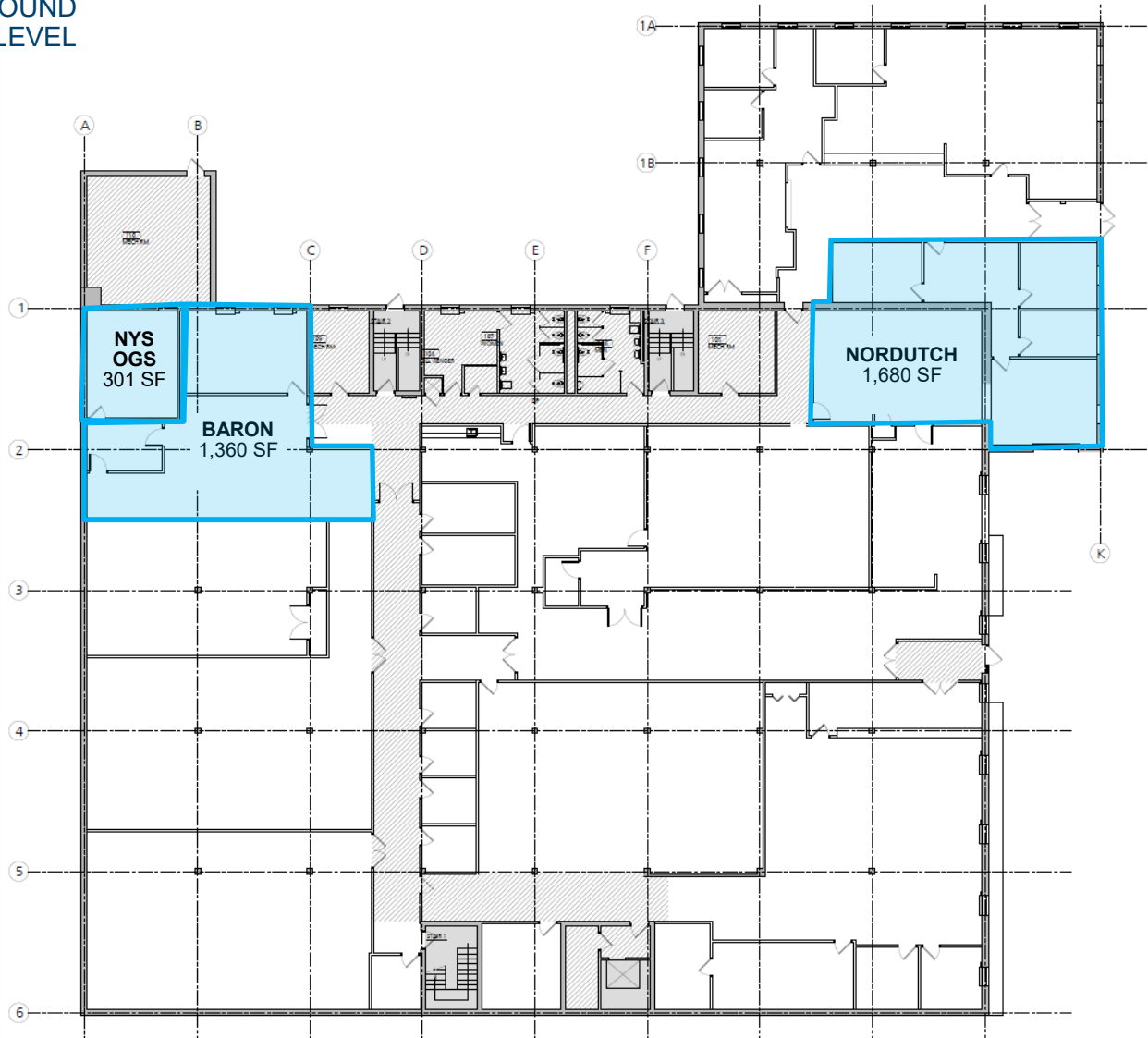
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GROUND
LEVEL



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**TOTAL AVAILABLE
+/-20,666 SF**



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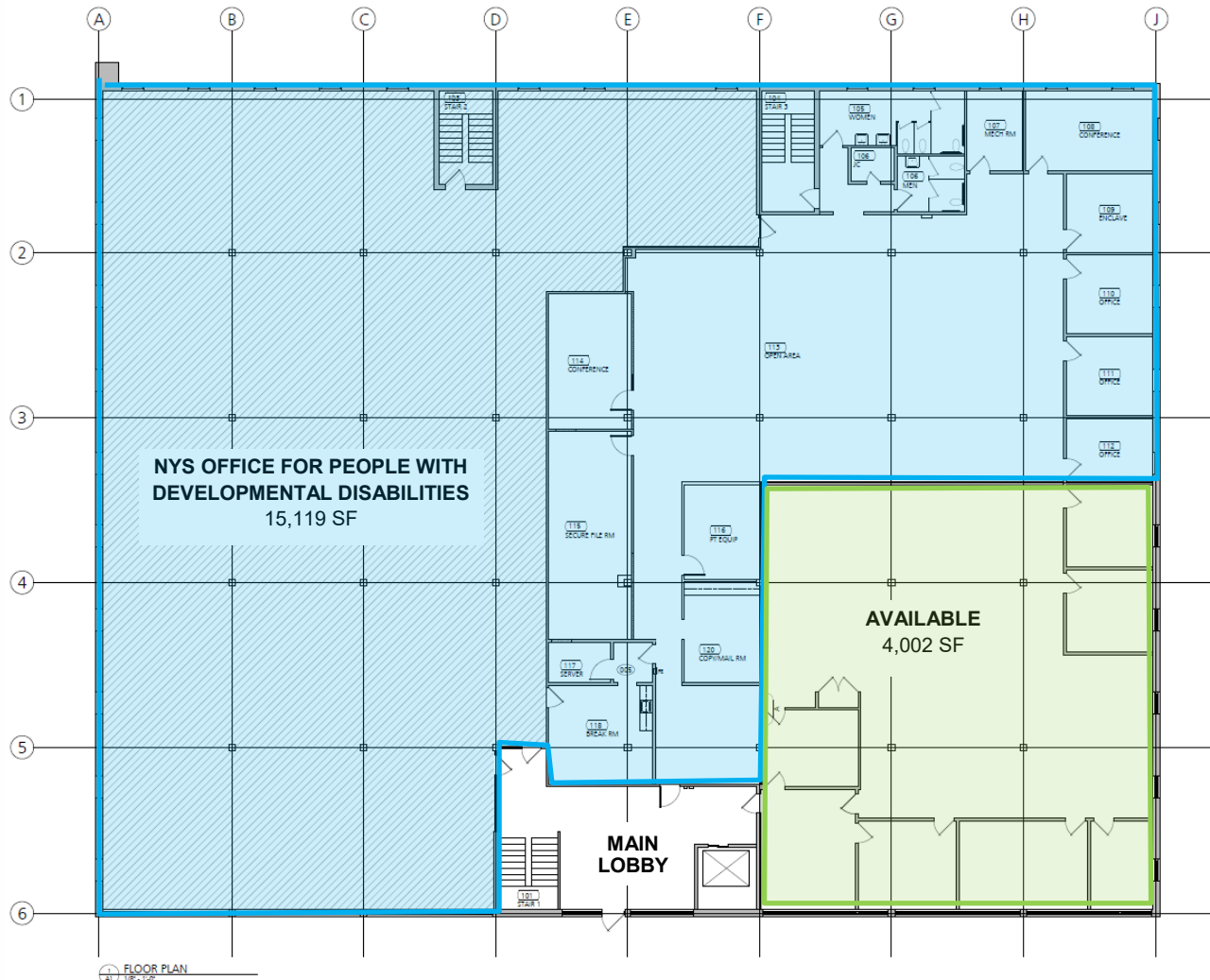
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**MAIN
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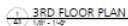


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+/-18,320 SF



Carrow

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