



**CUSHMAN &
WAKEFIELD**



**Pyramid Brokerage
Company**



FOR SALE OR LEASE

2210 Technology Drive

Schenectady, NY 12308

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Property Description

Professional office space with individual laboratories built out for materials processing testing and development. Thirteen individual hood exhaust stations. Clean room capability.

Property Highlights

Address	2210 Technology Drive Schenectady, NY 12308	Dock doors	1 over head door
Year Built	1998	Drive-ins	3 (10'x10')
Total Bldg. SF	18,036	Zoning	06-Industrial
Available SF	18,036	Floor	Concrete slab on grade
Office SF	8,000	Lighting	Varies – standard parabolic
Warehouse SF	10,036	HVAC	13 zone heating system – gas hot air, roof top
Construction	Fractured block with metal panels	Roof	Ballast
Land Area	1.84± acres	Stories	1
Clear Height	14'	Utility Providers	Electric: National Grid Gas: National Grid Water: Municipal - Schenectady Sewer: Municipal – Schenectady
Parking Spaces	44	Taxes:	\$105,464.17 (est. 2016)
Fire Protection	Wet sprinkler	Parcel/Tax ID:	421500 30.68-1-22
Electrical	480 volt/1,000 amps/3-phase (per electrical panel)		

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SCHEDULE OF AVERAGE UTILITY EXPENSES

	September	August	July	February
GAS & ELECTRICAL				
Gas – National Grid	\$66.83	\$50.95	\$52.57	\$339.92
Gas – Direct Energy	\$58.29	\$36.90	\$42.06	\$1,177.86
Electrical – National Grid	\$3,173.15	\$3,632.02	\$3,495.40	\$1,887.33
Electrical – Direct Energy	\$5,203.16	\$6,393.61	\$7,044.53	\$4,746.11
Monthly Gas & Electrical Expense:	<u>\$8,501.43</u>	<u>\$10,113.48</u>	<u>\$10,634.56</u>	<u>\$8,151.22</u>

	Expenses for 6-month Period
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WATER

July 9, 2018- January 8, 2019	\$362.03
January 8, 2019- July 10, 2019	\$336.54

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Aerial / Location Map

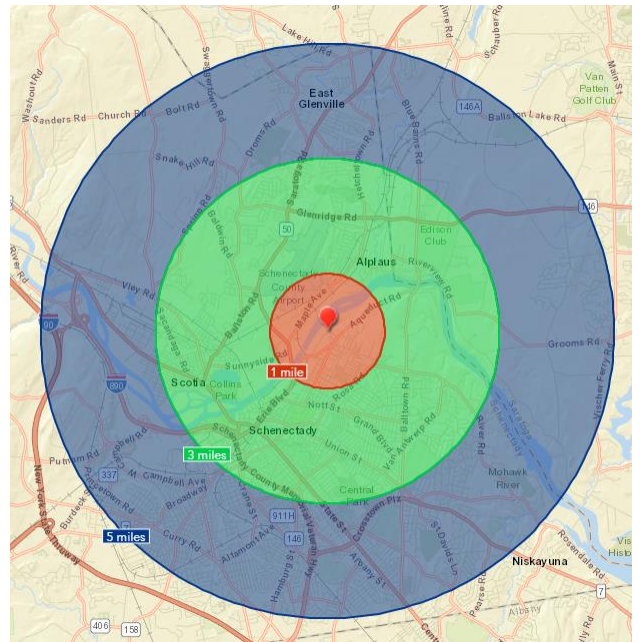


Demographics

	1 Mile	3 Miles	5 Miles
Population	5,690	72,782	140,225
Households	2,349	29,028	56,556
Average Household Income	\$72,018	\$78,123	\$81,309
Total Businesses	151	2,328	3,978
Employee/Residential Ratio (per 100)	40	60	30

Traffic Counts

Maxon Rd. & VanVranken Avenue	10,765 AADT
Aqueduct & Hillsdale Rd.	8,642 AADT
Erie Blvd. & Maxon Rd.	26,442 AADT



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Pictures



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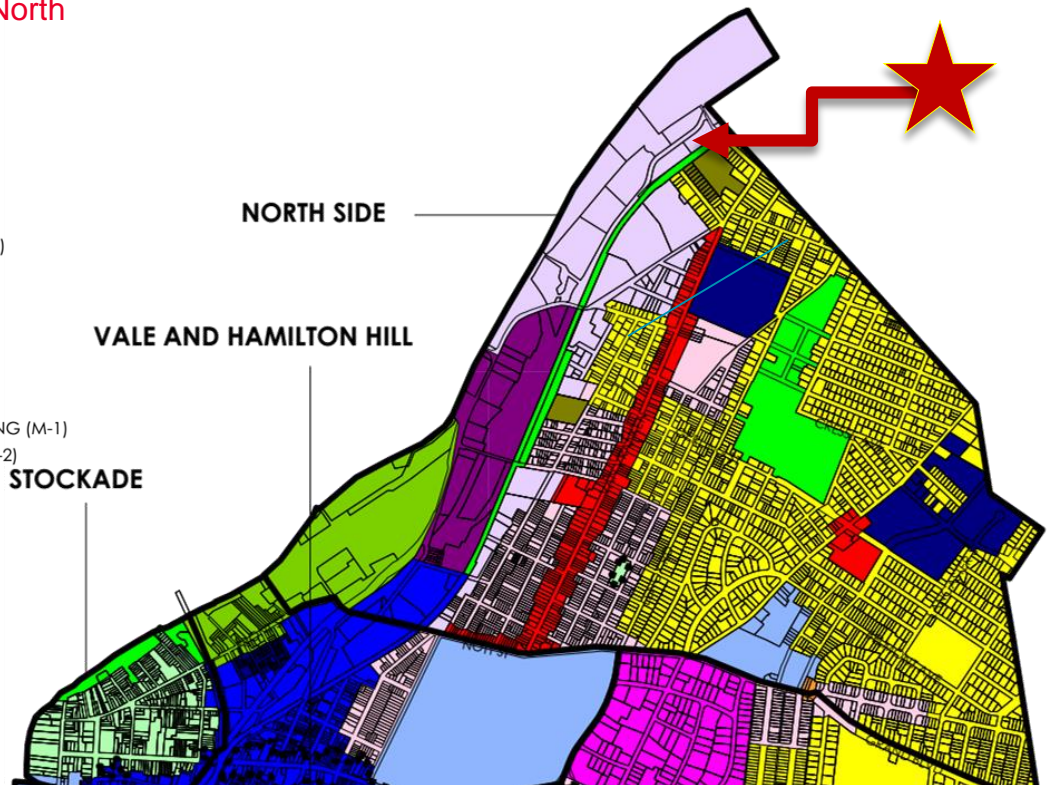
Tax Map - Schenectady



Zoning Map – Schenectady North

EXISTING ZONING DISTRICTS

- RECREATION AND OPEN SPACE (OS)
- SINGLE FAMILY RESIDENTIAL (R-1)
- TWO FAMILY RESIDENTIAL (R-2)
- MULTI FAMILY RESIDENTIAL (R-3)
- HISTORIC RESIDENTIAL (RH-1)
- STOCKADE HISTORIC RESIDENTIAL (RH-2)
- PLANNED RESIDENTIAL DEVELOPMENT (PRD)
- NEIGHBORHOOD RETAIL BUSINESS (C-1)
- MIXED USE COMMERCIAL (C-2)
- WATERFRONT MIXED USE DISTRICT (C-3)
- MIXED USE DOWNTOWN (C-4)
- BUSINESS (C-5)
- INSTITUTIONAL ZONE (I)
- LIGHT MANUFACTURING AND WAREHOUSING (M-1)
- MANUFACTURING AND WAREHOUSING (M-2)
- OVERLAY HISTORIC DISTRICT (OH)



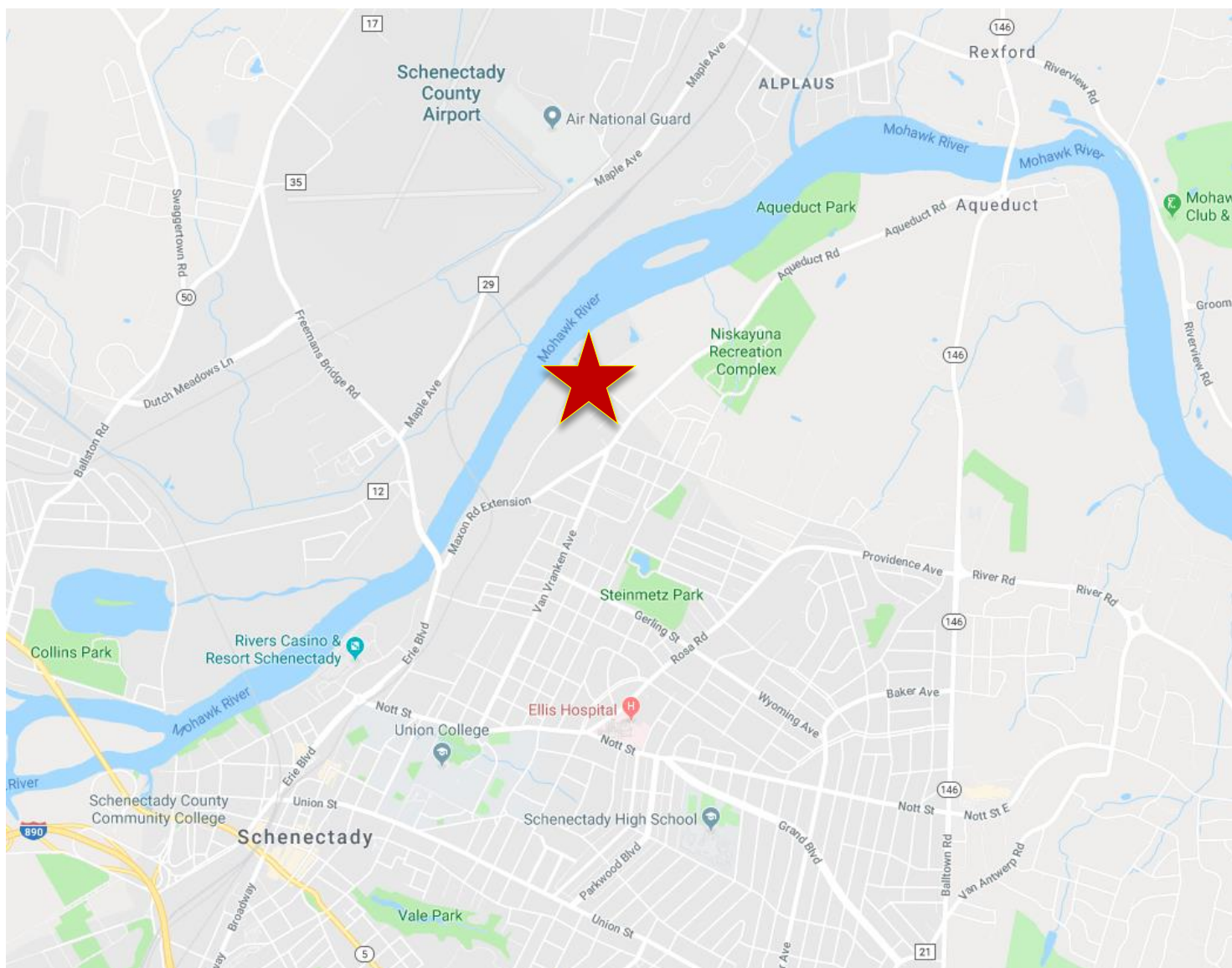
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Location



Close to Fortitech, Starfire Systems, Pace Analytical, Auterra, and CDTA and a short distance to the revitalized Erie Boulevard and State Street corridors for eating, shopping and entertainment.

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