

# 2165 TECHNOLOGY DR

Schenectady, NY 12308

• OFFICE • MANUFACTURING • FLEX •



BERKSHIRE HATHAWAY  
HomeServices

Blake, REALTORS®

COMMERCIAL DIVISION

**FOR SALE: \$1,925,000**

**FOR LEASE: \$10/SF/YR**



## DETAILS

**ADDRESS:** 2165 Technology Dr.  
Schenectady, NY 12308

**TOTAL SF:** 26,200 SF

**TOT/AVAILABLE SF (OFF):** 12,000 SF

**TOT/AVAILABLE SF (WH):** 0 SF

**CONSTRUCTION:** Masonry

**ROOF:** Rubber and Metal

**STORIES:** 2

**YEAR BUILT:** 1999

**TENANT PAYS:** NNN (±\$5.50) + Utilities

**PARKING:** ±90 (private)

**ZONING:** M-1

**CEILING HT:** 12' – 20'

**HANDICAP:** Yes

**LOADING DOCK:** 4 (1 OH door)

**LOT SIZE:** 6.06 AC

**HEAT:** GHA

**A/C:** Central

**ELECTRIC:** 3-phase

### COMMENTS:

Many possibilities for sale or lease. Currently a mixed-use building with office and warehouse. Up to 12,000 SF of office space available. The seller can stay as a tenant and leaseback or vacate. With 3 additional acres, there is plenty of room to expand. The property runs along the Mohawk Hudson Bikeway and has waterfront rights along the Mohawk River.

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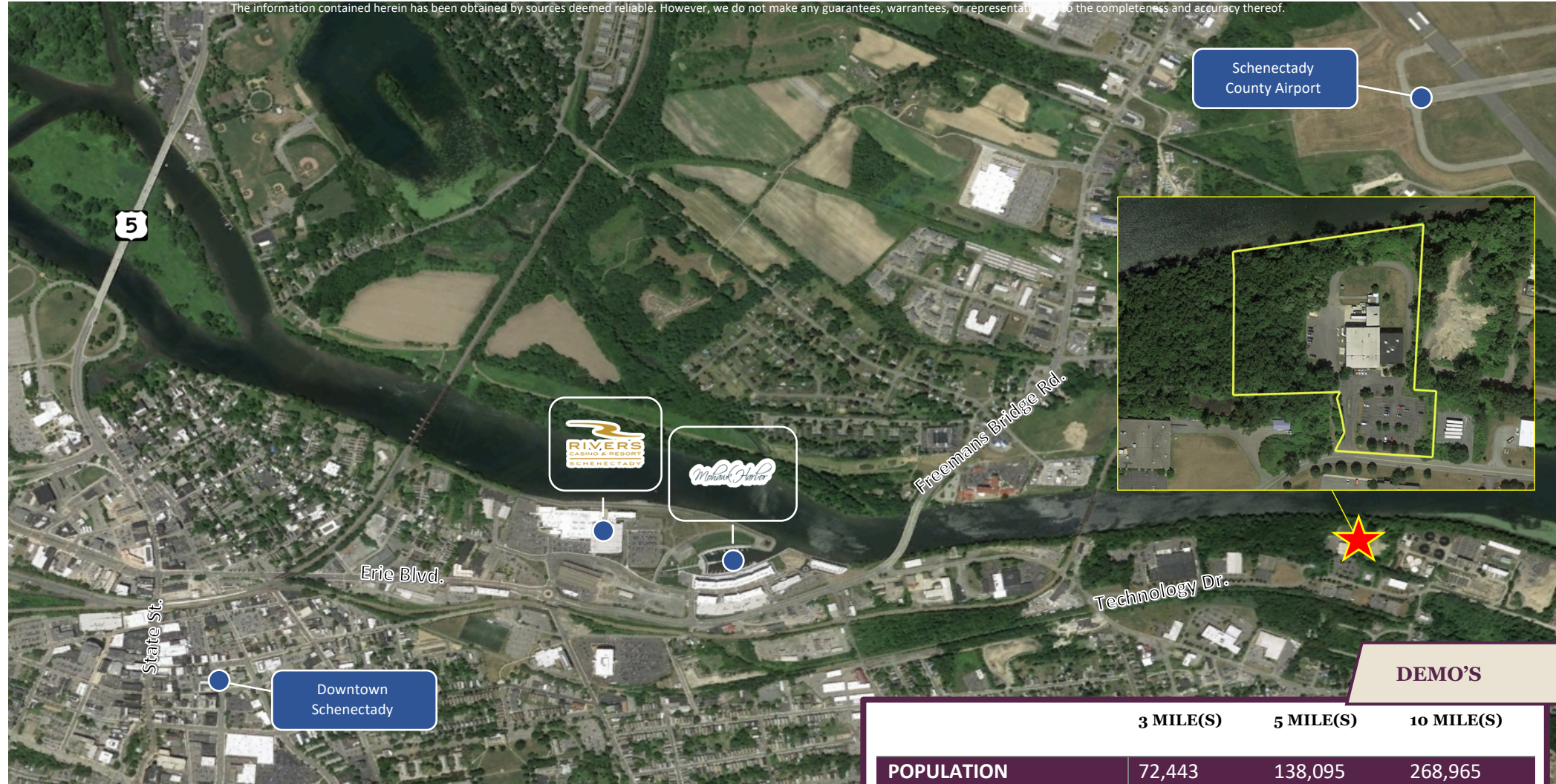
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## DEMO'S

	3 MILE(S)	5 MILE(S)	10 MILE(S)
<b>POPULATION</b>	72,443	138,095	268,965
<b>AVG. HHI</b>	\$80,348	\$81,377	\$96,224
<b>BUSINESS ESTABLISHMENTS</b>	3,170	4,949	11,820
<b>HOUSEHOLDS</b>	29,133	56,140	108,436

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