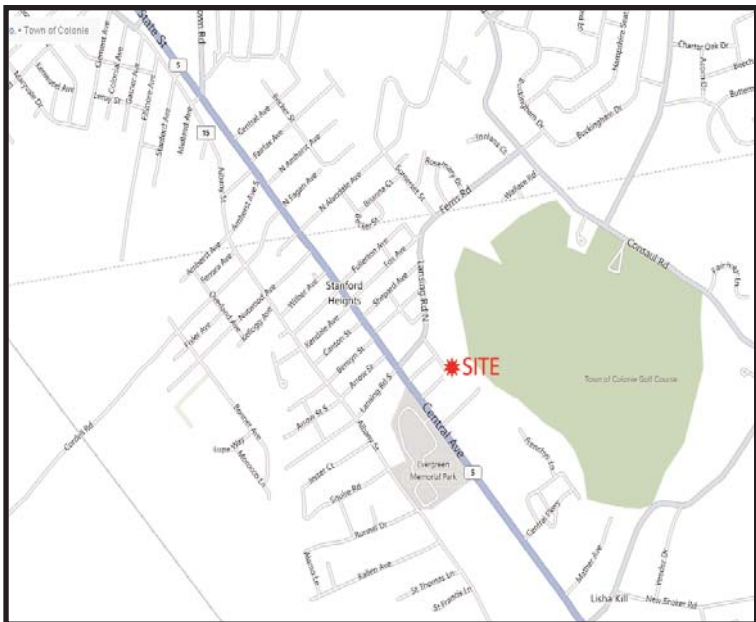


# FOR LEASE

7 LOMBARD STREET, COLONIE, NY



## Demographics

	1 MILE	3 MILE	5 MILE
POPULATION	4,499	41,020	140,413
AVG. HH INCOME	\$69,910	\$78,317	\$71,090
MEDIAN AGE	37.5	38.6	39.1

## SITE INFORMATION

- **\$5.50 PSF NNN**
- **NNN estimated at \$1.90 PSF**
- One block from the highly traveled Central Avenue
- Borders Colonie/Schenectady line
- Pre-existing non-comforming use allows warehouse
- Building : 8,400 sf - consisting of a 4,000 sf warehouse and a 4,400 sf office
- Ample Parking: 25 cars
- Power - 3 phase, 400 amp service
- 14' overhead door at grade and 20' ceilings in warehouse
- Large conference room and private offices on the second floor



1828 WESTERN AVENUE  
ALBANY, NY 12203, (518) 456-5440  
FAX: (518) 456-5448  
WWW.IKONREALTYGROUP.COM

## CONTACT

BRANDON BELLAMY  
BBELLAM@IKONREALTYGROUP.COM  
(518) 456-5440 EXT. 14



Image Date: 5/11/2007 1995

42°48'34.15" N 73°52'43.15" W elev: 102 m

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Eye alt: 302 m