

LEASING FACT SHEET

80 FULLER ROAD ALBANY, NEW YORK



Location: Central Capital District location convenient to SUNY Albany NANOTECH, Crossgates and the main Thruway interchange where I-87 & I-90 meet in Albany. Easy to get to from everywhere. Available space is located in the building with Broadway Marketing and Party Warehouse.

Description: 5,000 sq ft with 1,500 sq ft finished space including a kitchenette and 3,500 sq ft warehouse space with 14' ceilings and dock door.

Zoning: Industrial zoning at 80 Fuller is the most inclusive and flexible zoning categories in the Town of Colonie allowing uses including retail, service, light and heavy industrial, health club, research and development, warehouse storage and distribution and many more.

DEMOGRAPHICS

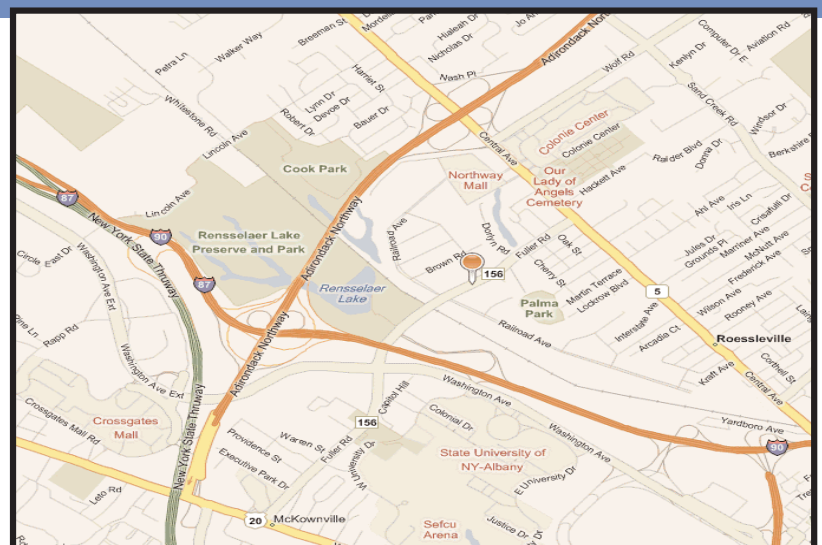
	1 Mile	3 Mile	5 Mile
Population:	6,024	67,857	172,850
Avg. Income:	\$51,926	\$66,434	\$61,576
Median Age:	34.6	40.6	38.2

TRAFFIC COUNT

30,994 (2004 AADT)

RENT

\$5.00 PSF NNN
NNN'S ESTIMATED AT \$1.50 +/- PSF



CONTACT

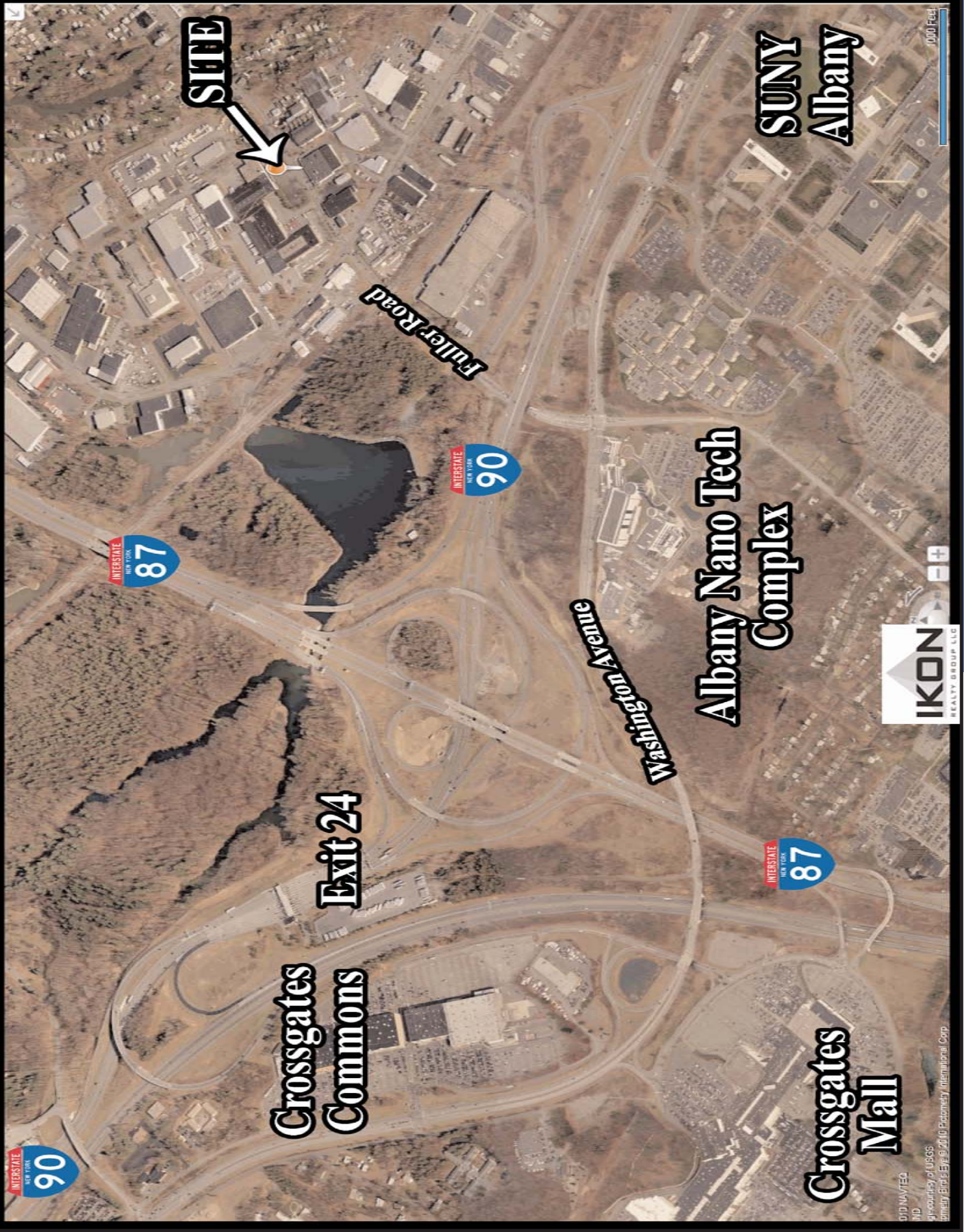
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SITE

Fuller Road

90
INTERSTATE
NEW YORK

87
INTERSTATE
NEW YORK

Washington Avenue

**Albany Nano Tech
Complex**

87
INTERSTATE
NEW YORK

Exit 24

**Crossgates
Commons**

**Crossgates
Mall**

**SUNY
Albany**

