

FOR LEASE

# Plaza 23

342 Church St, Albany, NY 12202



## PROPERTY INFO

- 4-story warehouse with unloading ramp.
- Total of 8.8 acres to fit 128 total tractor trailers and 45 cars.
- 3-story warehouse space with large open area ( $\pm$  20,000 SF), freight elevator (19 tons), and several smaller sized units available for lease ( $\pm$  500 to  $\pm$  5,000 SF).

## 2025 Demographics

	1 Miles	3 Miles	5 Miles
Population	11,785	92,552	169,635
Average HH Income	\$68,915	\$81,799	\$104,765
Est. Adj. Daytime Demographics (16+)	15,895	99,268	156,905

## AVAILABLE SPACE

- 300 SF – 20,000 SF

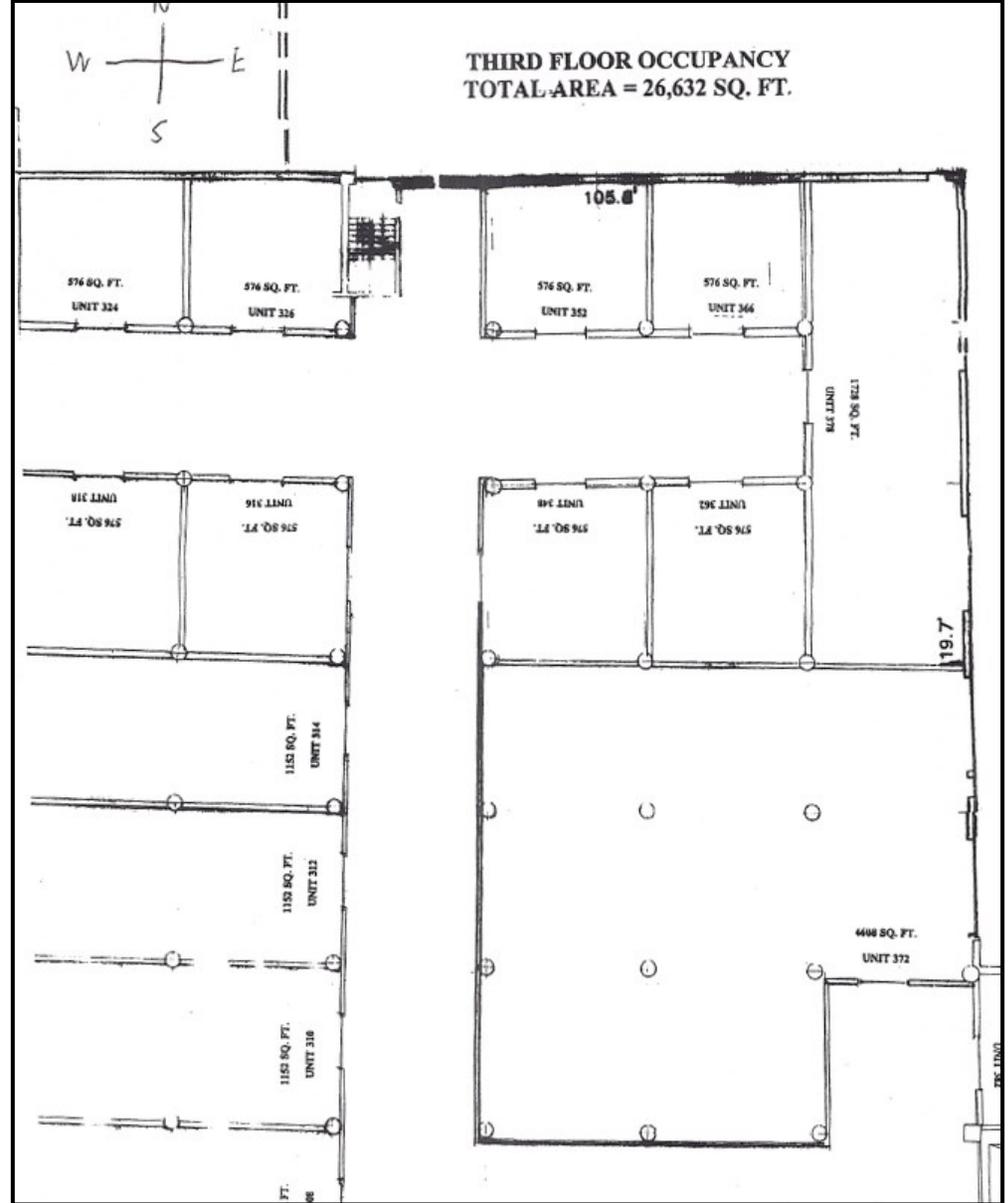
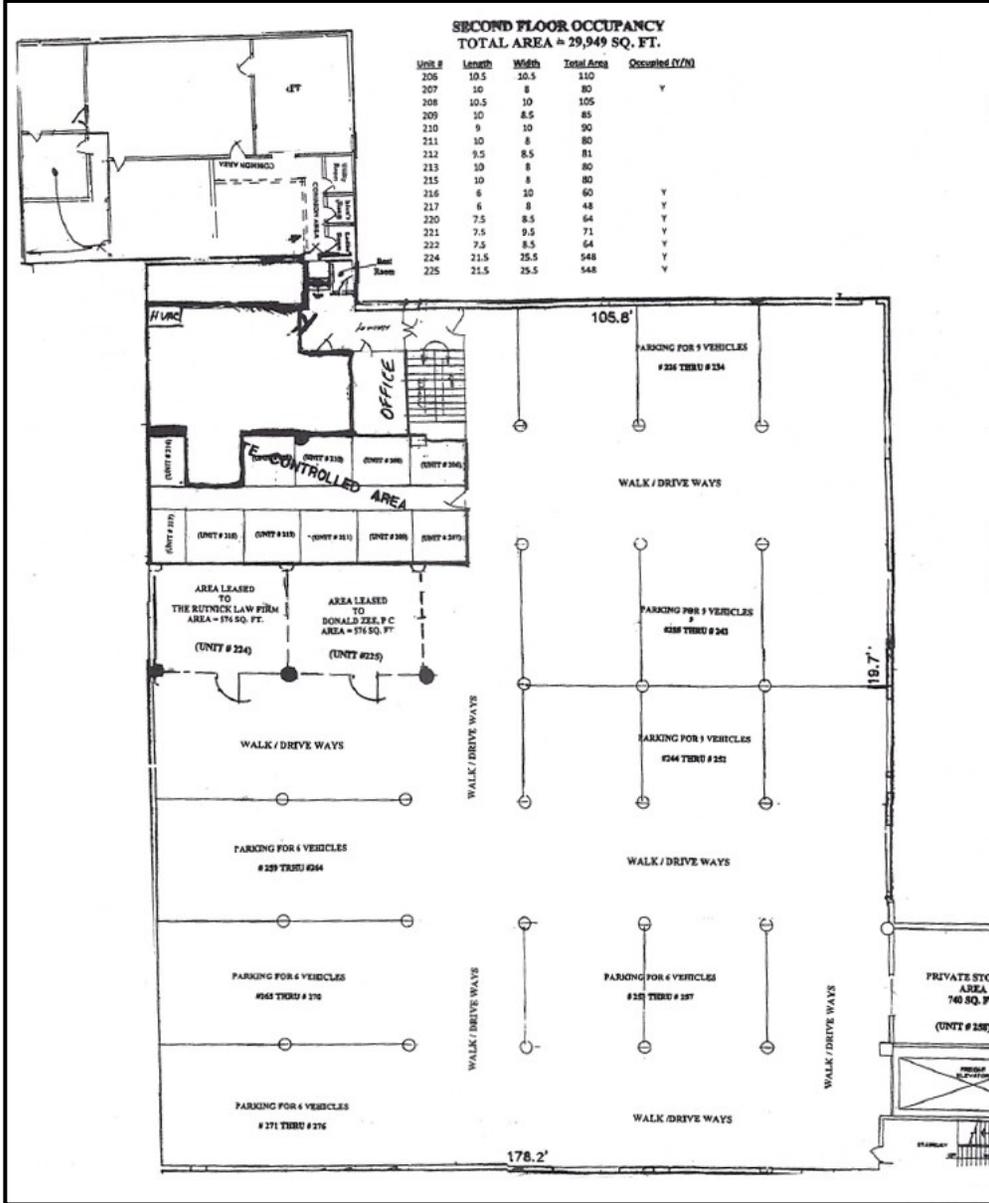
## CALL FOR PRICING

Doug Morabito  
Licensed Real Estate Agent

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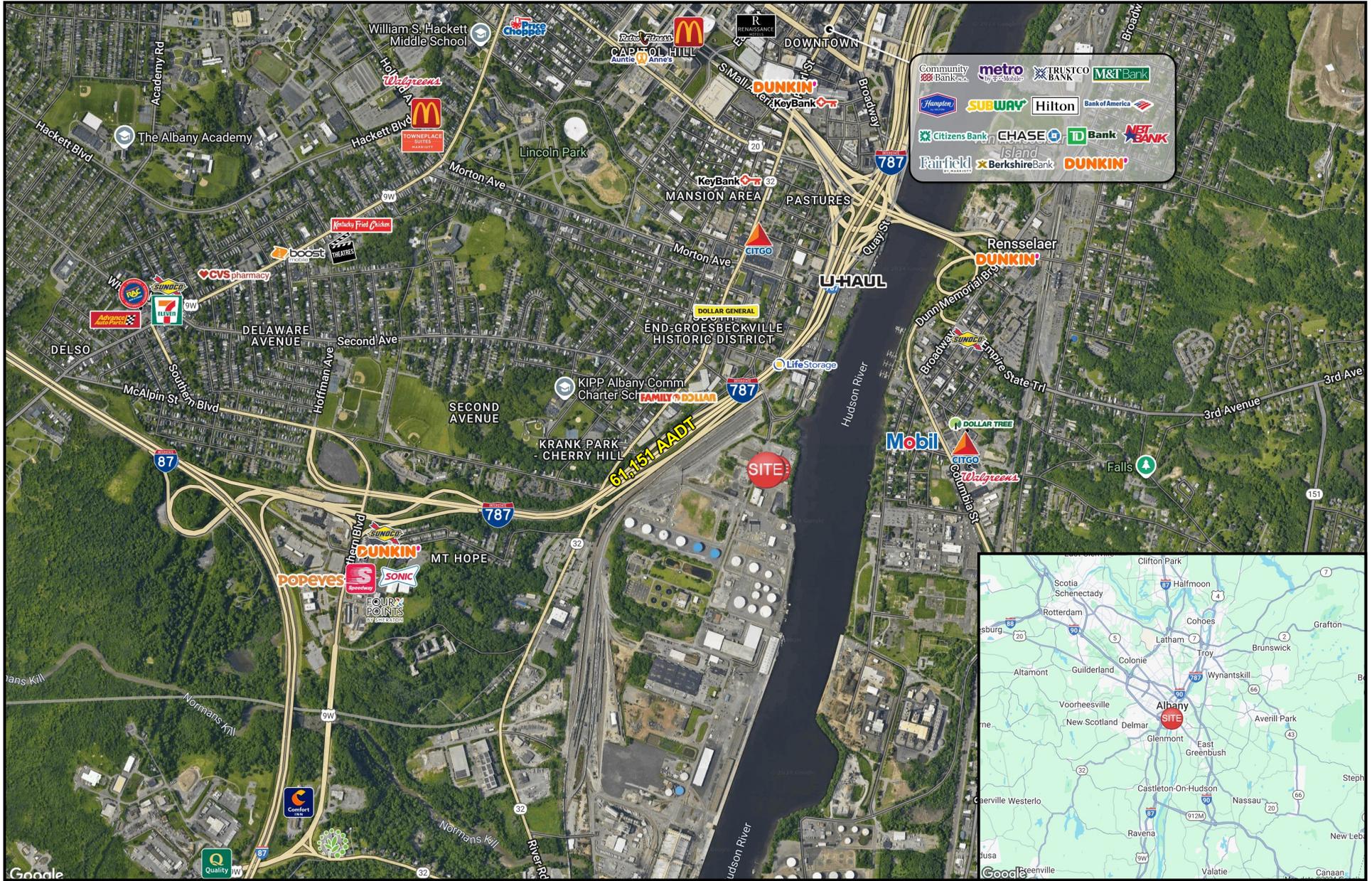
Value...through performance



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