



FOR LEASE | **54,411 SF**
1 APOLLO DRIVE | **GLENS FALLS, NY**

ROBERT KRIEWALDT 920-915-9746 | ROBERT@PHOENIX3PL.COM



PHOENIX
LOGISTICS

Strategic Real Estate. Applied Technology. Tailored Service.

This document has been prepared by Phoenix Investors for advertising and general information only. Phoenix Investors makes no guarantees, representations, or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy, and reliability.



PROPERTY HIGHLIGHTS



**SECLUDED
CAMPUS SETTING**



**ABUNDANT
NATURAL LIGHT**



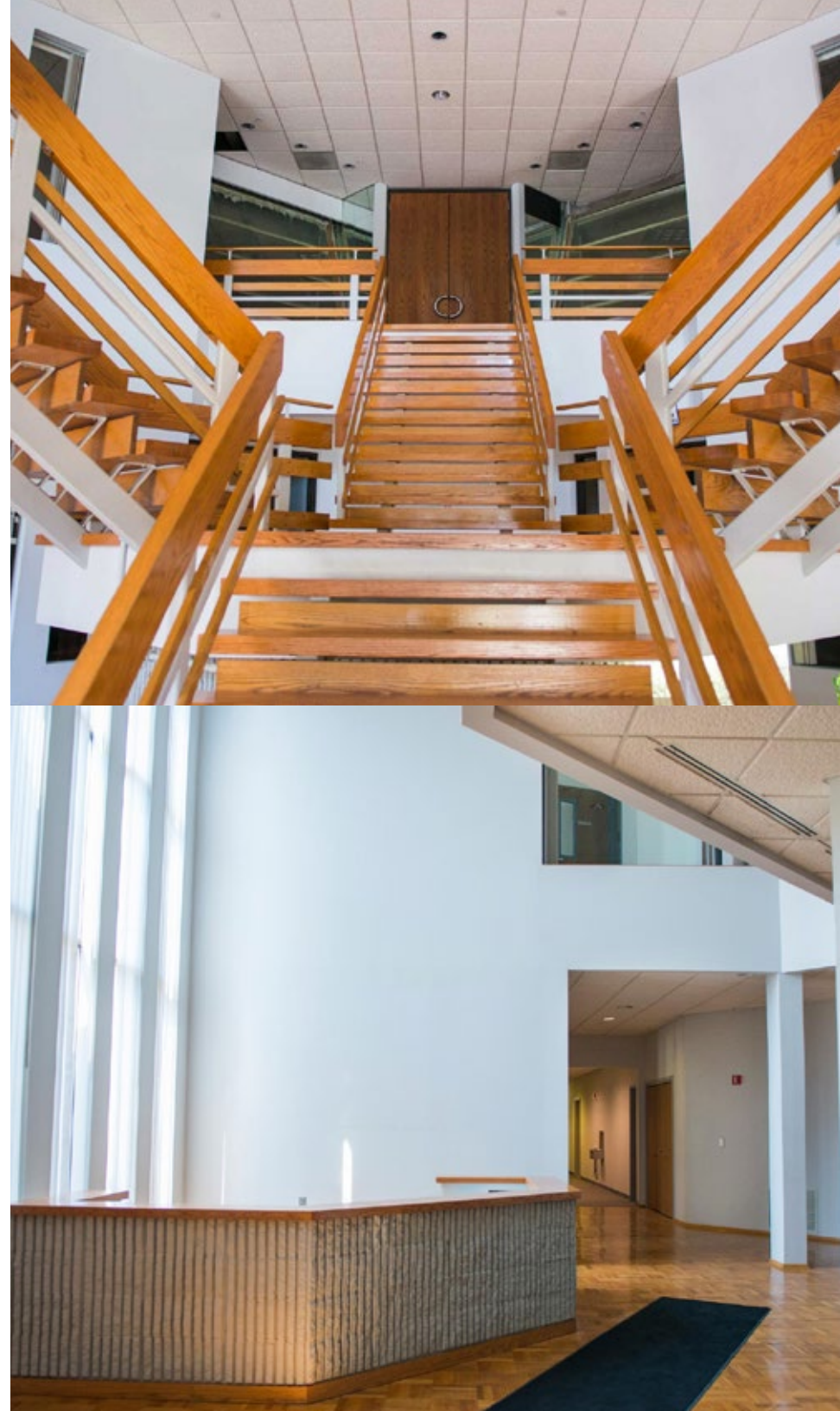
TI ALLOWANCE



PROPERTY DETAILS

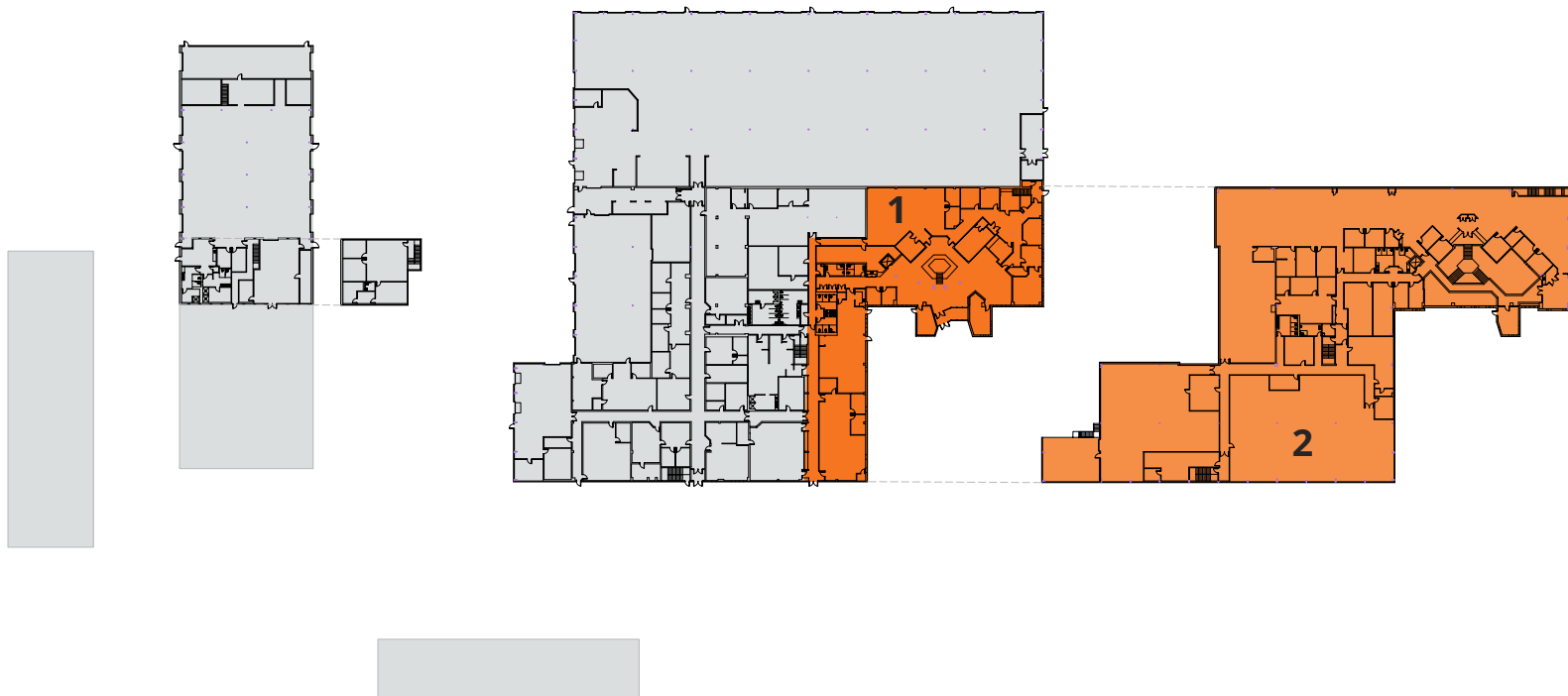
1 APOLLO DRIVE | GLENS FALLS, NY

AVAILABLE SPACE	54,411 SF
OFFICE SPACE	54,411 SF
FLOORS	2
ELEVATORS	1
ROOF	Seamless Corrugated Steel
WALLS	Masonry
FLOORS	Hardwood/Carpet
YEAR BUILT	1987 - Renovated 1993
SPRINKLERS	100% Wet
LIGHTING	Fluorescent
PARKING	325+ Surface spaces
LAND AREA	26.61 Acres
ZONING	LI: Light Industrial
PARCEL ID	520500-303-014-0001-033-000-0000
OPEX ESTIMATE	\$1.94/SF

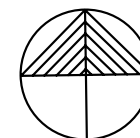


FLOOR PLAN

1 APOLLO DRIVE | GLENS FALLS, NY



NUMBER	SPACE DESIGNATION	SQUARE FEET
1	MAIN BUILDING FIRST FLOOR	11,749 SF
2	MAIN BUILDING SECOND FLOOR	42,662 SF
TOTAL		54,411 SF

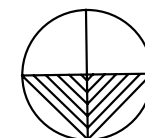


FLOOR PLAN

1 APOLLO DRIVE | GLENS FALLS, NY



NUMBER	SPACE DESIGNATION	SQUARE FEET
1	AVAILABLE	2,075 SF
2	AVAILABLE	1,827 SF
3	AVAILABLE	277 SF
4	AVAILABLE	271 SF
5	AVAILABLE	396 SF
6	AVAILABLE	6,903 SF
TOTAL		11,749 SF



LOCATION MAP

1 APOLLO DRIVE | GLENS FALLS, NY



NY-32	1.7 MILES
FLOYD BENNET AIRPORT	3 MILES
I-87	5 MILES
MONTREAL	174 MILES
NEW YORK CITY	203 MILES
BOSTON	207 MILES

MAJOR EMPLOYERS

CR BARD
ANGIODYNAMICS/NAVILYST
FINCH PAPER

