

Property development opportunity at the Port of Albany-Rensselaer, a publicly owned Port.

Site situated in the City of Rensselaer, with an industrial history. The parcel is proximal to the Port's Rensselaer Maritime Terminal, adjacent to Rensselaer Iron & Steel, Curia New York, and Rensselaer Generating. The property is under a Site Management Plan. The site sits in a prime location and is ready to support future commercial/industrial development!

- 42.5 ACRES
- MUNICIPAL WATER
- I-2 (INDUSTRIAL) ZONING
- MUNICIPAL SEWER
- ADJACENT TO MARITIME TERMINAL
- NATIONAL GRID ELECTRIC & GAS
- ADJACENT TO CLASS 1 RAIL (CSX & CP LINES)
- NEAR I-787, I-87, & I-90 INTERSTATE HIGHWAYS

**\*CAN BE SUBDIVIDED\***

LEASING/DEVELOPMENT STRUCTURES: Ground-lease, operating agreements, concession models, public-private partnerships, etc.

PORT TARIFFS: [www.portofalbany.us/tariff-information](http://www.portofalbany.us/tariff-information)

**35 RIVERSIDE AVE**

**RENSSELAER, NY**

LAT 42.62939091219552, LONG -73.74796262008

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