



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

Site situated in the City of Albany, with an industrial history. The parcel is directly across from the Port's Maritime Terminal and RO/RO (roll-on roll-off) ramp, adjacent to Upstate Shredding/Ben Weitsman of Albany, Westway Feed Products, Cargill Animal Nutrition, and Ardent Mills. Nearby are Wm. Biers, Callanan Industries, Buckeye Partners, etc. The property is under a Site Management Plan. The site sits at the heart of the Port district and is ready to support future commercial/industrial development!

- 14.5 ACRES

- MUNICIPAL WATER

- I-2 (GENERAL INDUSTRIAL) ZONING

- MUNICIPAL SEWER

- ADJACENT TO MARITIME TERMINAL

- NATIONAL GRID ELECTRIC & GAS

- ADJACENT TO CLASS 1 & 3 RAIL (CSX & CP LINES, ALBANY PORT RAILROAD)

- 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)

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**ALBANY, NY**

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