

# 50 SIMMONS LANE

Menands, NY 12204

FOR LEASE | INDUSTRIAL SPACE

EXECUTIVE SUMMARY



## OFFERING SUMMARY

Available SF:	60,000 SF
Lease Rate:	\$7.50 SF/yr (NNN)
Lot Size:	32.0 Acres
Year Built:	2015
Building Size:	60,000 SF
MLS#:	201100523
Traffic Count:	16,025

## PROPERTY OVERVIEW

For Lease: \$7.50 PSF/NNN  
Industrial/Warehouse/Manufacturing  
60,000 SF Building With High Bay  
Building Is Less Than Five (5) Years Old  
Excellent Visibility and Accessibility to I-787



### Paul Bulmer

Licensed Associate Real Estate  
Broker  
518.862.0861 x203  
pbulmer@vanguardfine.com

### Kenneth Brownell

Principal Licensed Real Estate  
Broker  
518.862.0861 x201  
kbrownell@vanguardfine.com

### Barry Feinman

Principal Licensed Real Estate  
Broker  
518.862.0861 x202  
bfeinman@vanguardfine.com

**VF** Vanguard-Fine, LLC  
Commercial Real Estate Professionals

Vanguard-Fine, LLC Commercial Real Estate Professionals is a Licensed Real Estate Broker  
This plan is for informational purposes only and no representations are made. Current conditions must be confirmed by each prospective buyer/tenant

# 50 SIMMONS LANE

Menands, NY 12204

FOR LEASE | INDUSTRIAL SPACE

ADDITIONAL PHOTOS



**Paul Bulmer**

Licensed Associate Real Estate  
Broker  
518.862.0861 x203  
pbulmer@vanguardfine.com

**Kenneth Brownell**

Principal Licensed Real Estate  
Broker  
518.862.0861 x201  
kbrownell@vanguardfine.com

**Barry Feinman**

Principal Licensed Real Estate  
Broker  
518.862.0861 x202  
bfeinman@vanguardfine.com

**VF Vanguard-Fine, LLC**  
Commercial Real Estate Professionals

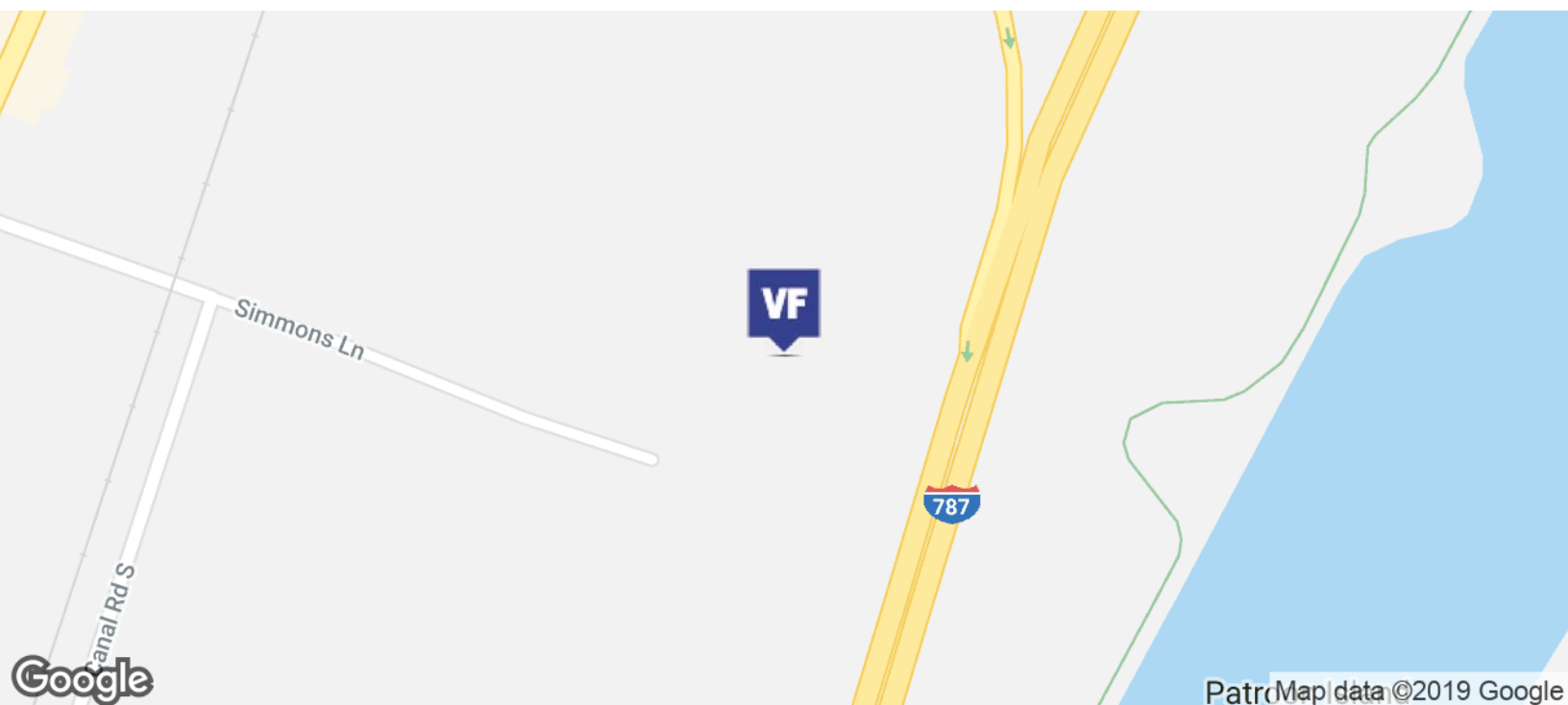


# 50 SIMMONS LANE

Menands, NY 12204

FOR LEASE | INDUSTRIAL SPACE

LOCATION MAPS



**Paul Bulmer**

Licensed Associate Real Estate  
Broker  
518.862.0861 x203  
pbulmer@vanguardfine.com

**Kenneth Brownell**

Principal Licensed Real Estate  
Broker  
518.862.0861 x201  
kbrownell@vanguardfine.com

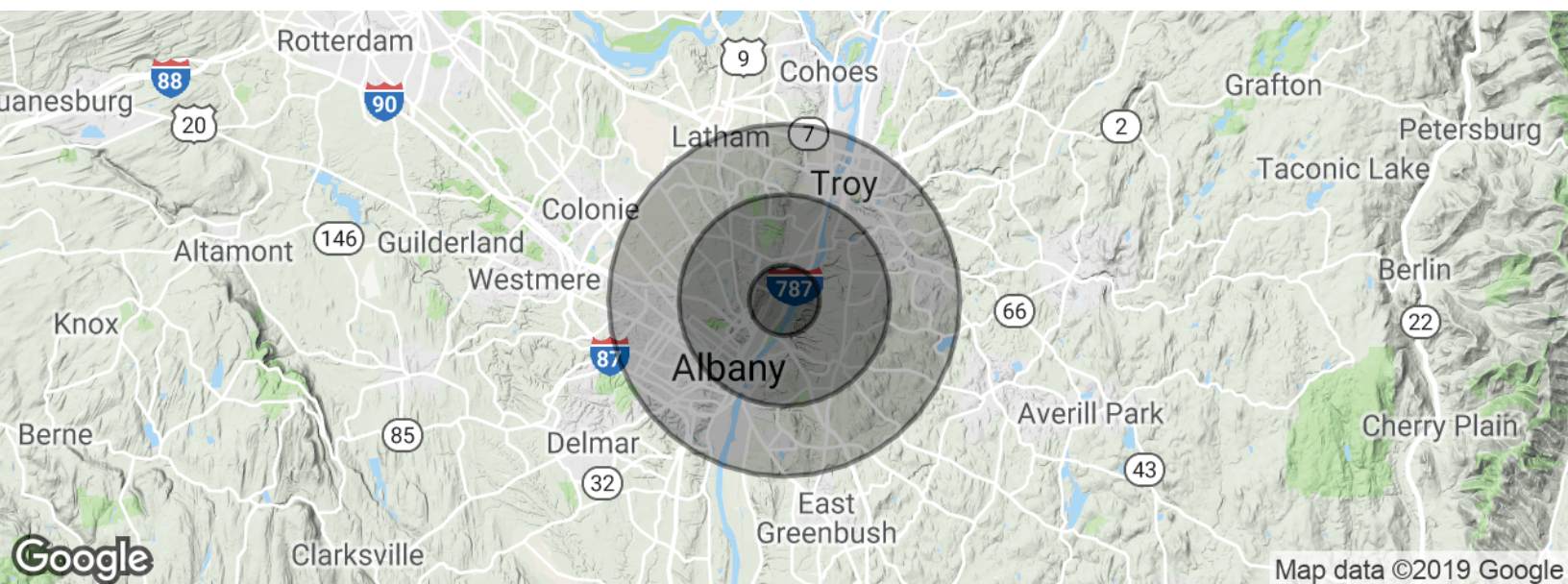
**Barry Feinman**

Principal Licensed Real Estate  
Broker  
518.862.0861 x202  
bfeinman@vanguardfine.com

**VF Vanguard-Fine, LLC**  
Commercial Real Estate Professionals

Menands, NY 12204

## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total population	4,072	56,757	207,218
Median age	35.3	34.8	34.3
Median age (Male)	29.9	32.7	32.4
Median age (Female)	38.0	36.3	36.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,755	23,422	88,175
# of persons per HH	2.3	2.4	2.4
Average HH income	\$77,241	\$61,920	\$57,820
Average house value	\$177,653	\$174,587	\$195,000

\*Demographic data derived from 2010 US Census

Licensed Associate Real Estate  
Broker  
518.862.0861 x203  
pbulmer@vanguardfine.com

Principal Licensed Real Estate  
Broker  
518.862.0861 x201  
kbrownell@vanguardfine.com

Principal Licensed Real Estate  
Broker  
518.862.0861 x202  
bfeinman@vanguardfine.com

**VF Vanguard-Fine, LLC**  
Commercial Real Estate Professionals