

# 450 New Karner Road

Colonie, New York

- Two floor brick masonry and glass building 25,000 SF
- Private offices, large conference room, break room, storage room
- Operable windows
- Separate electric meters
- Heat pump HVAC system with multiple zones
- On-site parking
- Loading dock located at the rear of building



**For Lease**  
**\$14.50 SF Base Year plus**  
**utilities**

**6155 SF corner suite on the second**  
**floor available.**  
**Space can be subdivided**

**TRACY METZGER**  
**PRINCIPAL BROKER**

518-426-5211x 103  
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**Central Avenue to a right New Karner Rd, left**  
**on Wall Street.**  
**Located just minutes from the Northway**



All information deemed reliable but not guaranteed