



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



**PHOENIX**  
**INVESTORS**

*Opportunity. Execution. Value Creation.*

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# PROPERTY HIGHLIGHTS



**SECLUDED  
CAMPUS SETTING**



**ABUNDANT  
NATURAL LIGHT**



**TI ALLOWANCE**



# PROPERTY DETAILS

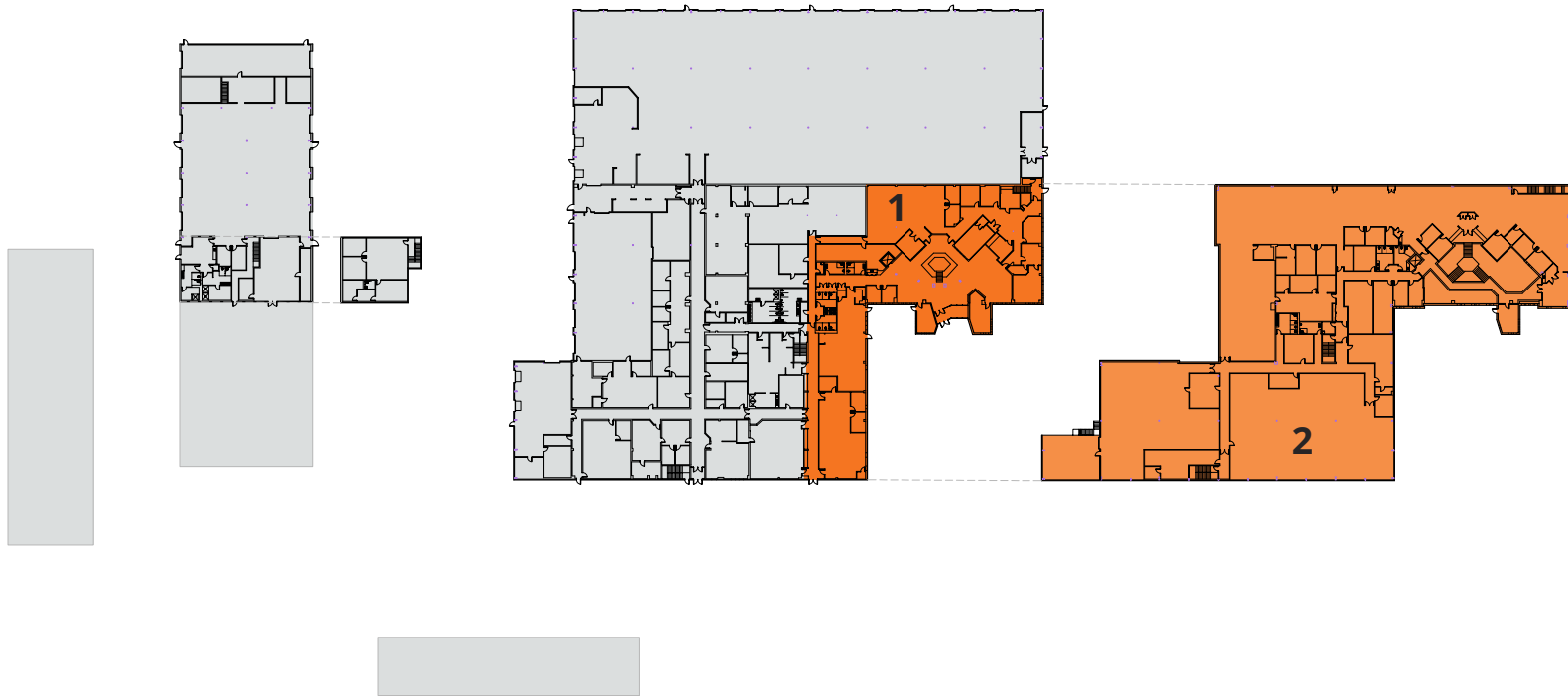
1 APOLLO DRIVE | GLENS FALLS, NY

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
<b>OPEX ESTIMATE</b>	<b>\$1.94/SF</b>

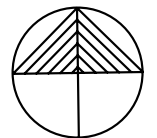


# FLOOR PLAN

1 APOLLO DRIVE | GLENS FALLS, NY

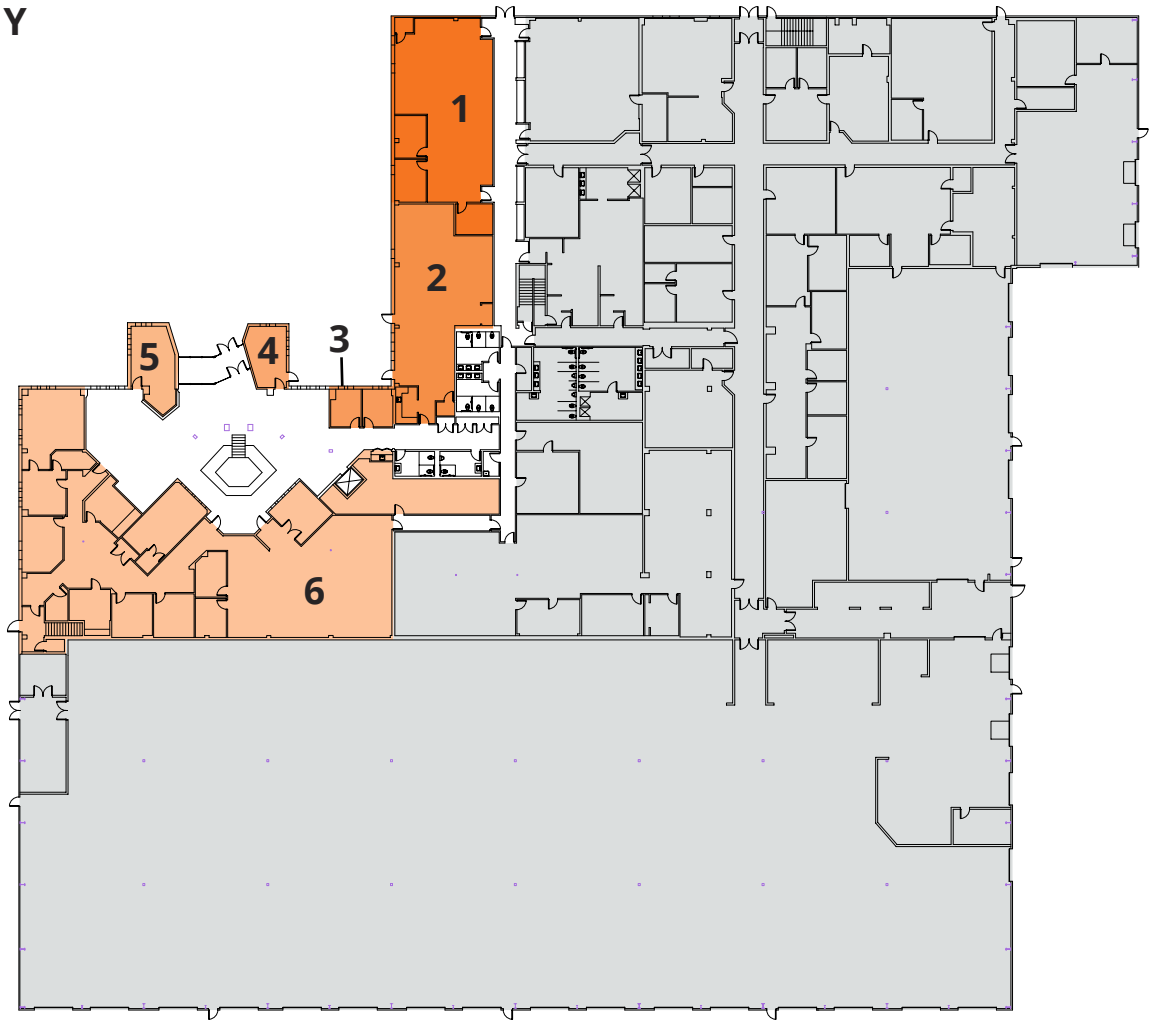


NUMBER	SPACE DESIGNATION	SQUARE FEET
1	MAIN BUILDING FIRST FLOOR	11,749 SF
2	MAIN BUILDING SECOND FLOOR	42,662 SF
<b>TOTAL</b>		<b>54,411 SF</b>

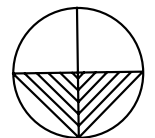


# FLOOR PLAN

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
<b>TOTAL</b>		<b>11,749 SF</b>



# LOCATION MAP

1 APOLLO DRIVE | GLENS FALLS, NY



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

## MAJOR EMPLOYERS

CR BARD  
ANGIODYNAMICS/NAVILYST  
FINCH PAPER

