



274 2nd Street, Troy, NY

Property Features

- Unique 1852 historic factory building with lots of character - a great example of Troy's hip-urban cool architecture
- New design & construction in progress converting floors to loft offices and light manufacturing/warehouse spaces
- Newly installed radiant floor heat
- 15+ private gated parking spaces with more in neighboring lots
- Designated **START-UP NY** property offering 10 years of tax free operations for qualified new, relocating or expanding businesses that create net new jobs in NYS



www.TroyCommercialRealEstate.com



Deanna Dal Pos

Real Estate Salesperson
c: 518 366 0920
o: 518 465 1400 ext. 225
ddalpos@naiplatform.com

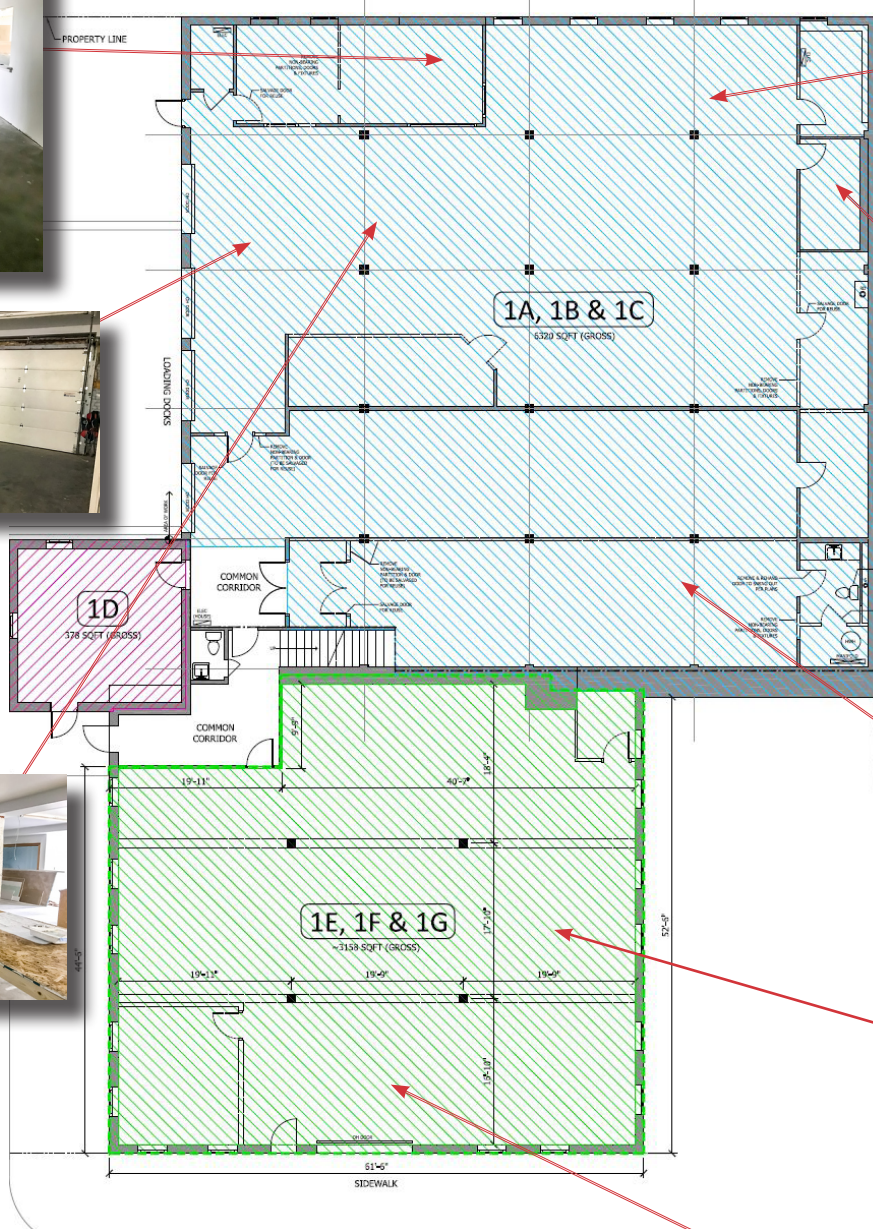
The information contained herein has been given to us by the owner of the property or by other sources we deem reliable; we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

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FIRST FLOOR



Light Manufacturing | Warehouse

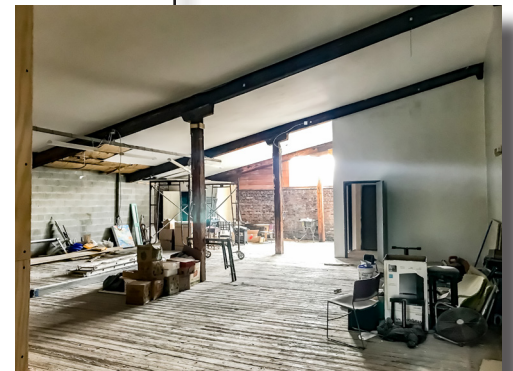
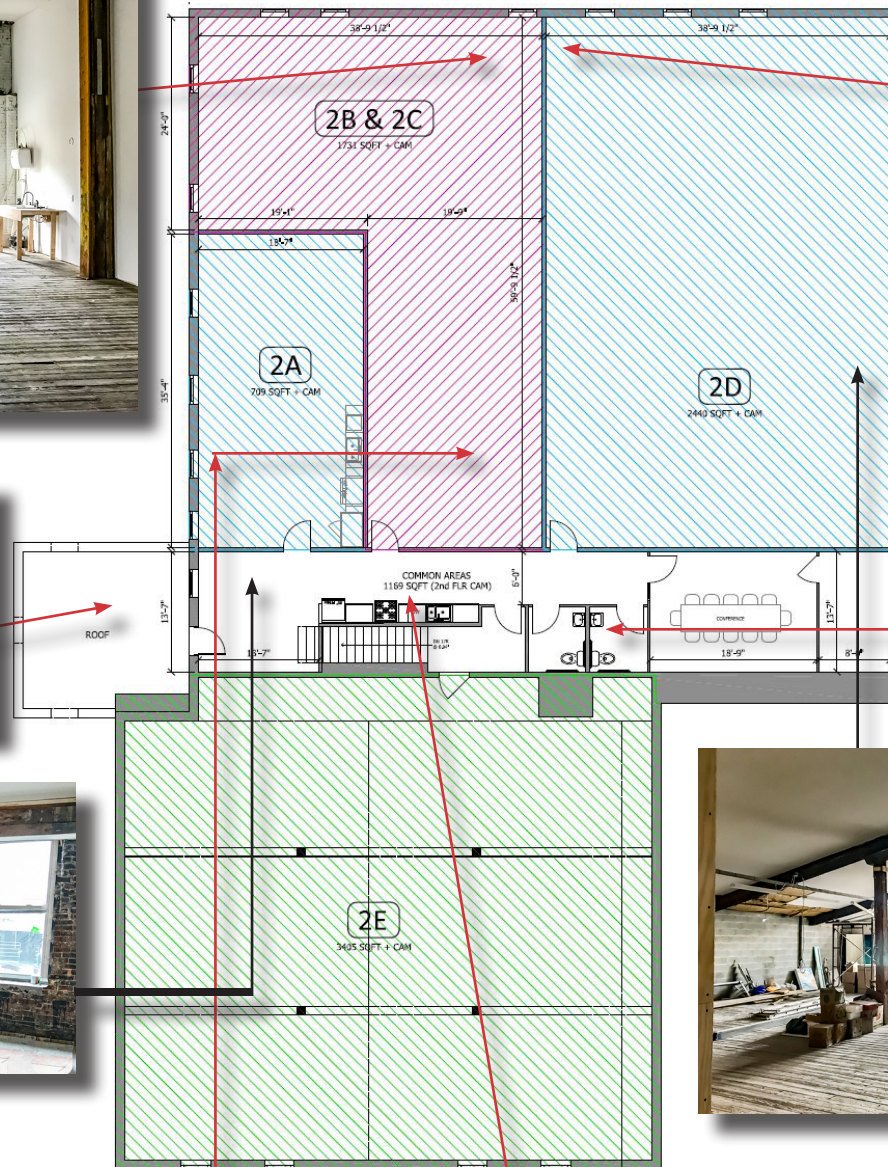
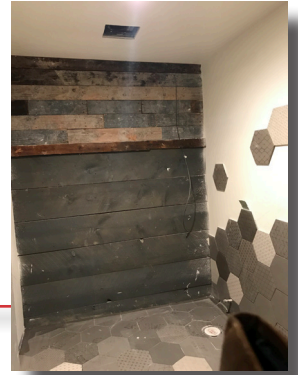
- First floor 13,157 SF (divisible), 10' ceilings
- 3 overhead doors at dock, 1 overhead door at grade, 1 oversized overhead door at front of building
- Newly constructed rooms with large open work areas
- Smaller built-out rooms ready for refrigeration
- Excellent facility for light manufacturing, assembly, 3D printing, canning/bottling, import/export businesses



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SECOND FLOOR

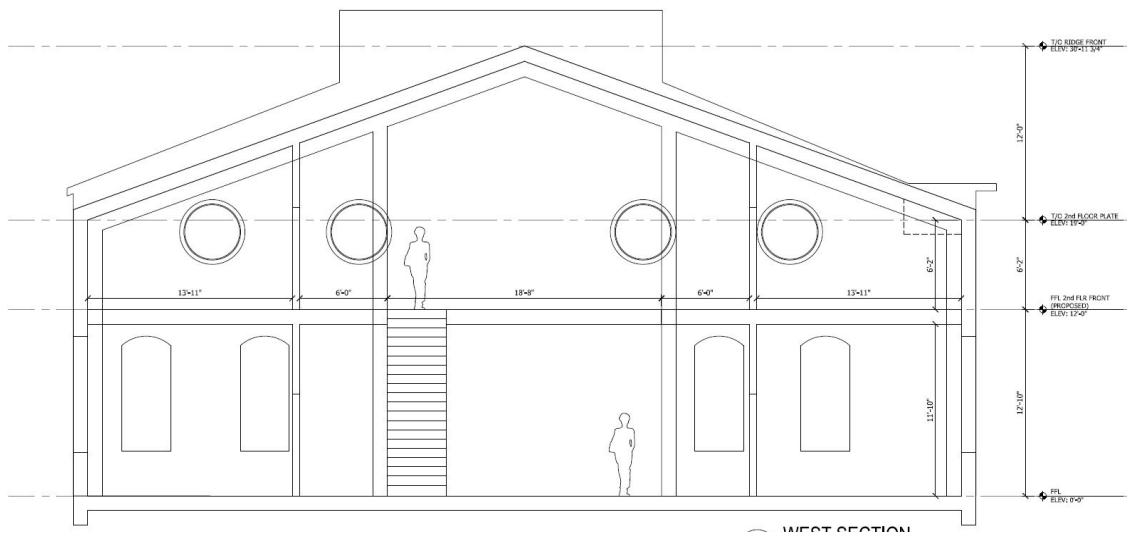
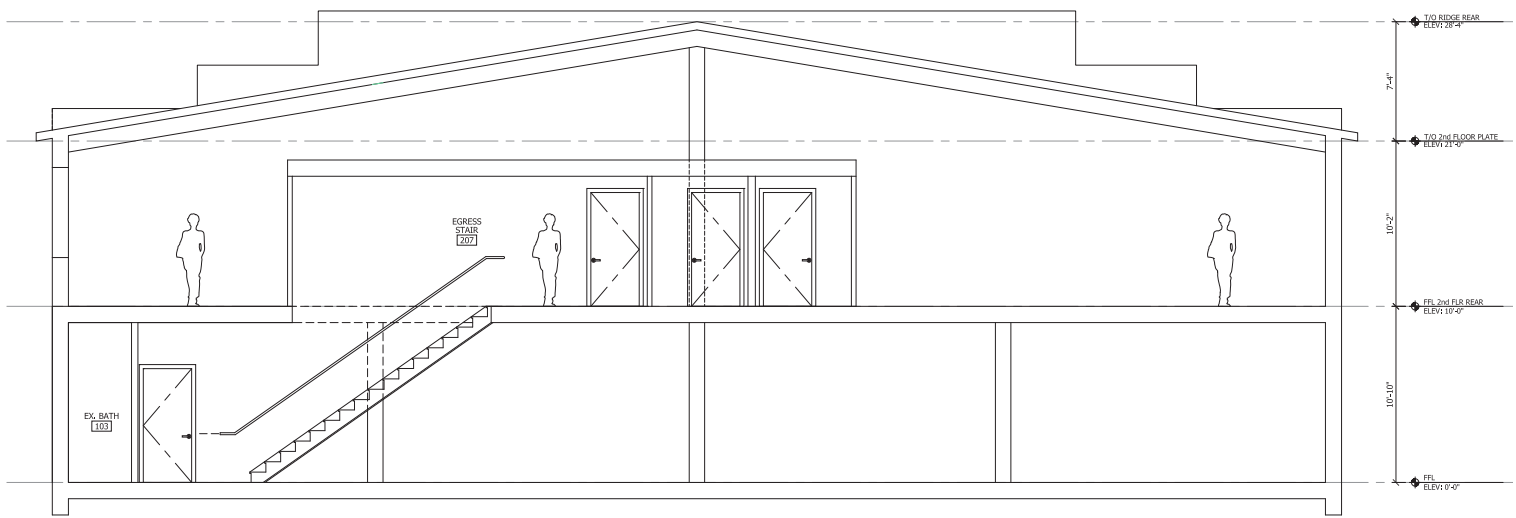


Loft Offices

- Second floor loft offices with exposed beams, brick, wood floors
- New air conditioning
- New kitchen, bathrooms, lounge and outdoor patio
- 6,049 SF (divisible) with up to 20' ceilings
- Ideal for creative and tech firms

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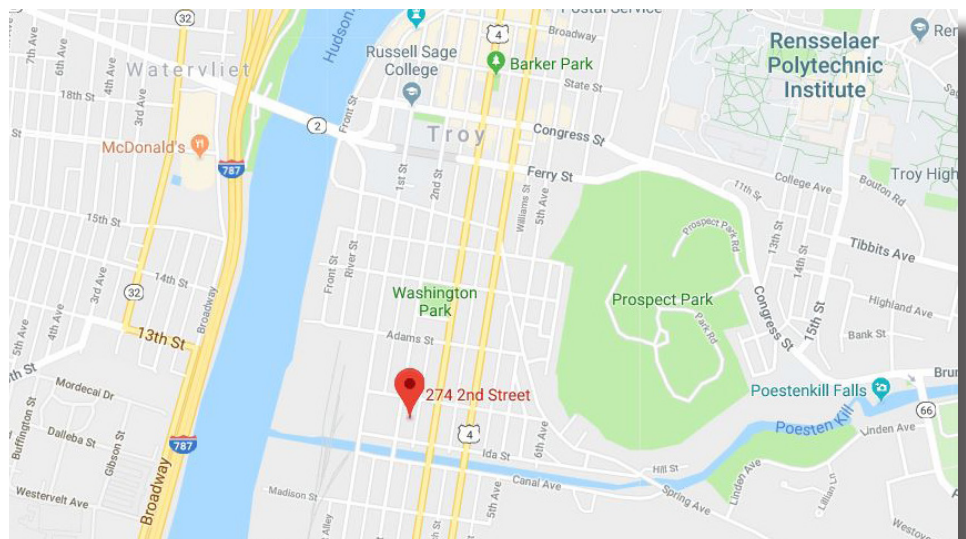
Building Information

Building SF:	19,206 SF
Zoning:	Commercial
Parcel:	0.4 Acres
Parking:	15/Private
Ceiling Height:	10-20ft.
Stories:	2
Water/Sewer:	Municipal
Heat:	Radiant
Construction:	Brick
Roof:	Rubber

Directions

In south Troy on 2nd St., south of Jefferson St. north of Ida St. One block south of the exclusive, historic Washington Park neighborhood.

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