



## 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](http://www.TroyCommercialRealEstate.com)



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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.

14 Corporate Woods Boulevard, Suite 100

Albany, New York 12211

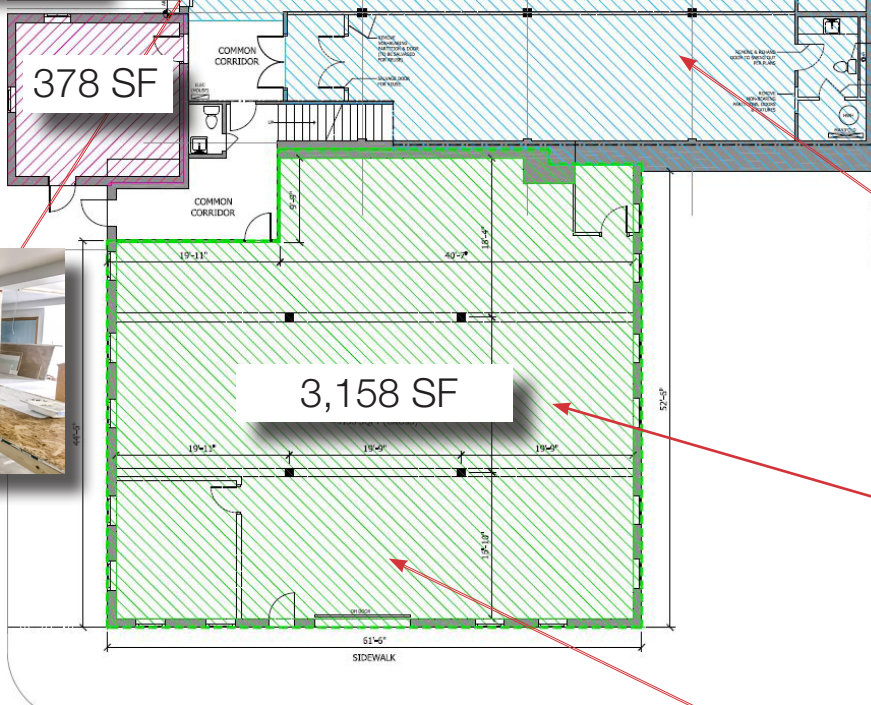
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# FIRST FLOOR



## Light Manufacturing | Warehouse

- First floor 9,856 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

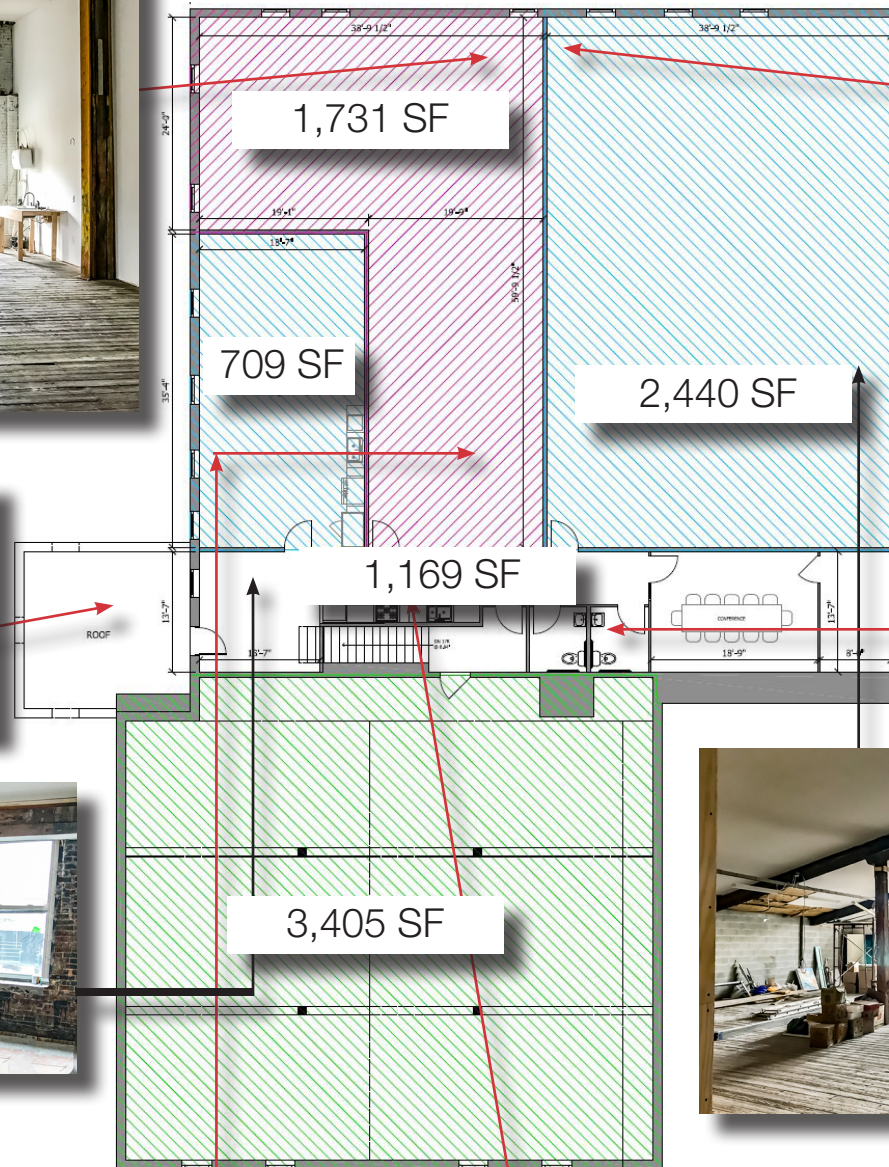
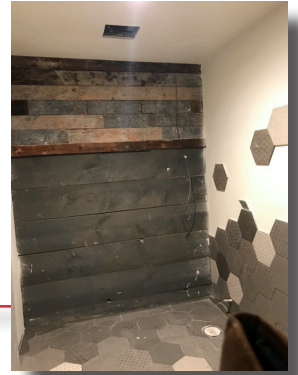


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## SECOND FLOOR



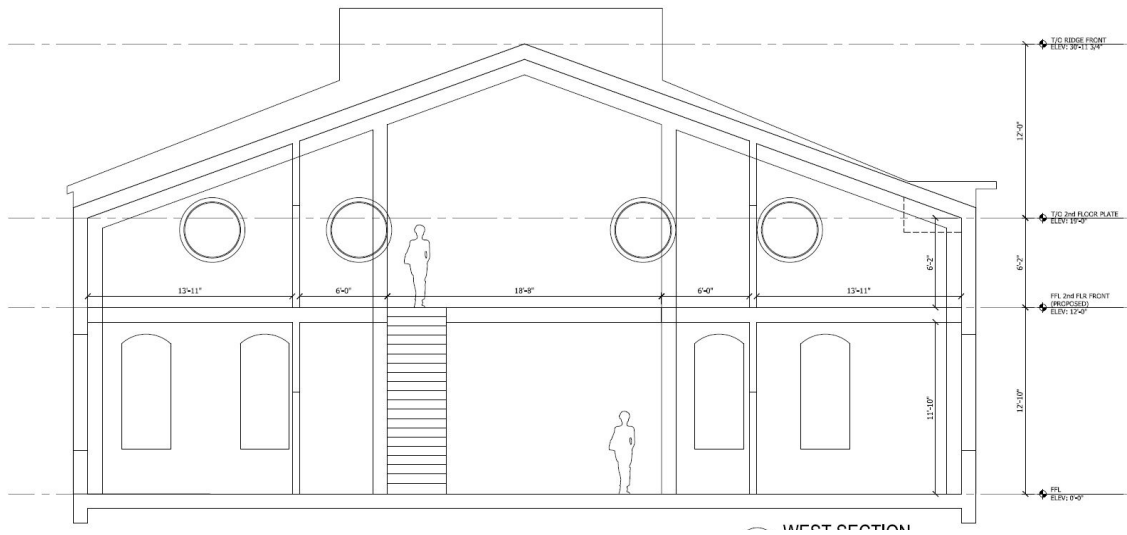
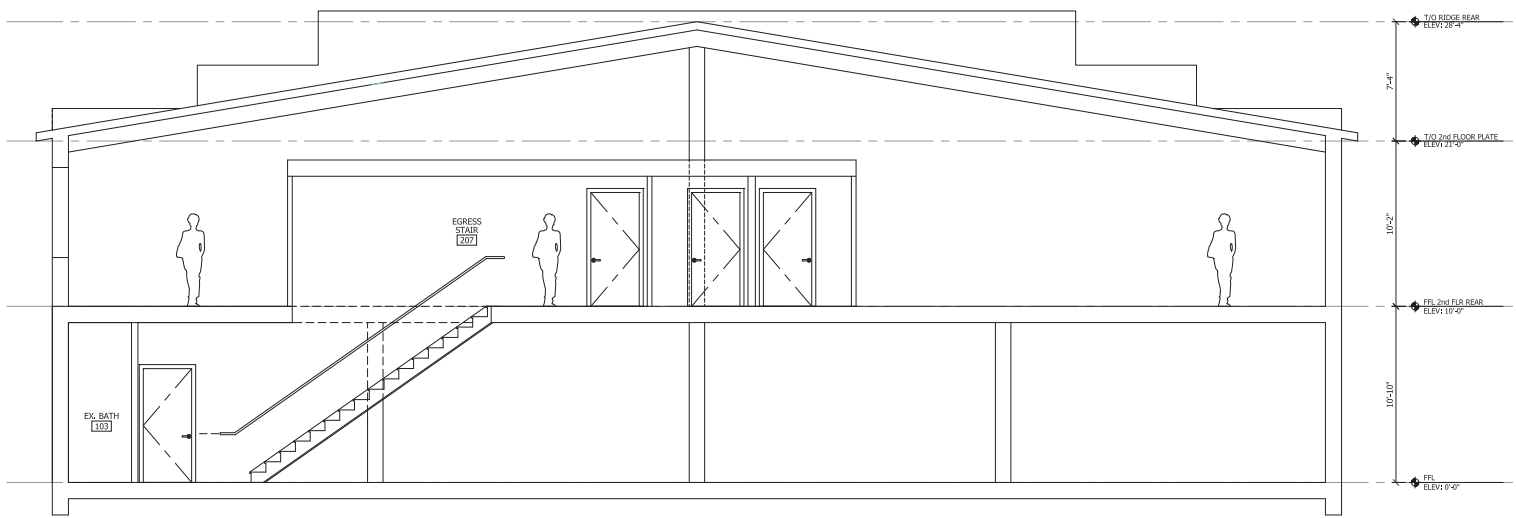
### Loft Offices

- 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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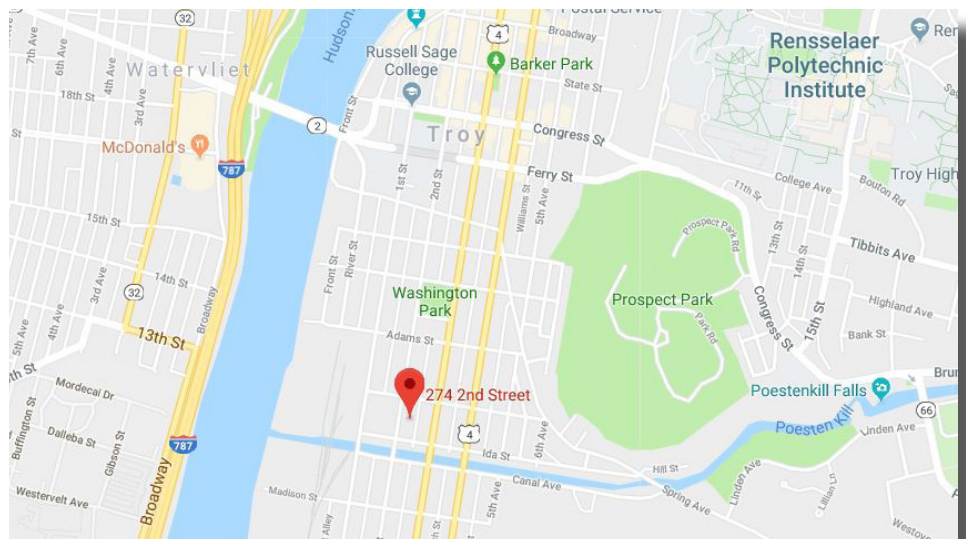
## Building Information

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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