



**64 RAILROAD AVENUE, ALBANY, NY**

**Summary**

Flex industrial building situated along the desirable Railroad Avenue industrial corridor. The property features a fenced in yard with loading at both ends of the building allowing flexibility with configuration. A portion of the space is currently built out with sales counter/showroom space and office space.

**Deal Size:** 14,400 SF

**Seller:** VP Supply Corp.

**Purchaser:** Pro Source of Albany

**Situation**

Sell a flex building along the highly sought after Railroad Avenue industrial corridor as part of VP Supply's real estate portfolio reconfiguration.

**Strategy**

Focus marketing to users along Railroad Avenue seeking additional space.

**Result**

After several dozens of showings, there were multiple competing offers for the property. Culberson successfully secured the purchaser, one of the neighboring companies that was in need of a larger footprint for their growing contractor supply business.

