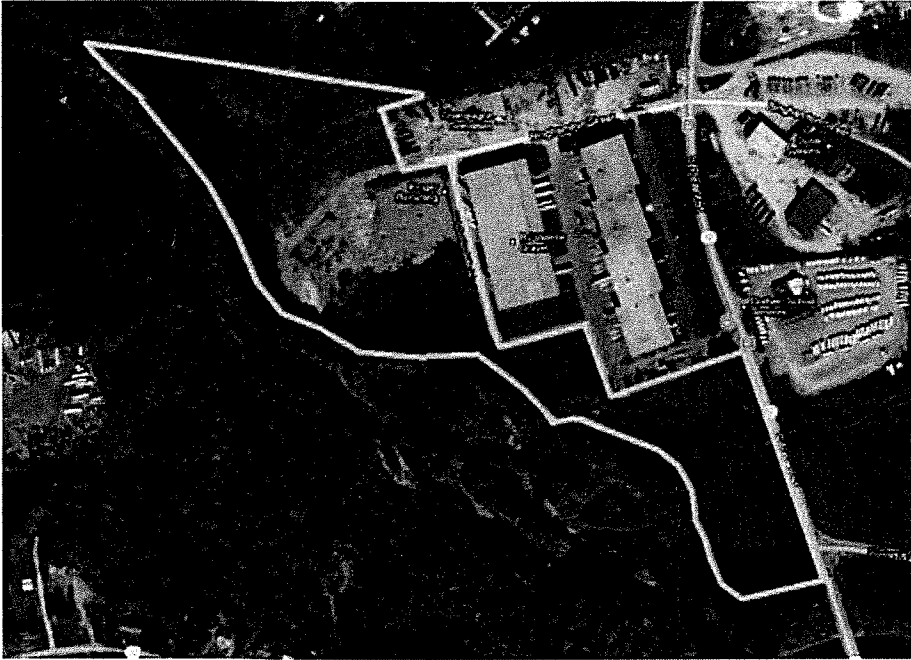


FOR LEASE

877 South Pearl Street / 13 Binghamton Street— Albany, NY

TAX ID: 87.09-3-2—87.10-2-7.1 - 87.10-2-3.1 - 98.10-2-8



Potential Use:

- ⇒ Light Manufacturing
- ⇒ Warehousing
- ⇒ Wholesaling
- ⇒ Storage
- ⇒ Gas Station
- ⇒ Building Sales & Materials
- ⇒ Construction Contractors

Features:

- 20.5 Acres of vacant land
- Light Industrial Zoning District (C-M)
- Municipal Water & Sewer is available
- Able to subdivide if needed
- Over 400 FT of frontage on S. Pearl St.
- Less than 1.5 miles from the future home of the US's first offshore wind tower manufacturer
- South portion is adjacent to the south entrance of the port of Albany.
- North portion is at the end of Binghamton St.
- Potential to build up to 50,000 SF building on the south portion
- Potential to build up to 100,000 SF building on the north portion
- Negotiable lease terms

	1 mile	3 miles	5 miles
Population			
2015	2035	81000	153155
2020	2065	81767	154282
Households			
2015	856	34830	66758
2020	868	35220	67362
Average Household Income			
2015	\$ 49,116	\$ 62,237	\$ 73,906
2020	\$ 54,065	\$ 70,844	\$ 84,128



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2024 Albany County Fire Training Campus
Albany Fire Department Recommendations (September 2024)

High-rise fire training tower to provide realistic training for a variety of evolutions including:

- Hose Line advancement
- Fire attack
- Ventilation
- Search and rescue
- Laddering and rappelling
- Roof operations
- Firefighter Bail-Out exercises
- Confined space exercises
- High-angle rescue operations
- Elevator Rescues
- Simulated fires in basements 1st, 2nd, 3rd and upper level floors
- Civilian Egress

To Include:

- Props for vertical ventilation
- Hazardous Materials training (including Lithium Ion Battery Ops, Decon procedures)
- Siamese Fire Department connections
- Sprinkler Systems
- Accident victim extrication
- Confined space scenarios
- Rope rescue
- EVOC course

Facility Equipped with:

- 30 Student Classroom
- Offices for Training Staff
- Restrooms / Showers
- Storage for tools and equipment
- Multiple live fire burn areas (multiple floors)
- Hydrants / Drainage *(as opposed to ResCo.)*

- Cpap ?

American Fire Training Systems

WHP Training Towers

NFPA 1402:2019 "Standard on Facilities for Fire Training and Associated Props"

Standard on Facilities for Fire Training and Associated Props. NFPA 1402 provides guidance for the planning of fire service training centers, focusing on the main components necessary to accomplish general fire fighter training effectively, efficiently, and safely.