



*Your Lake George Real Estate Experts!*

**Davies Davies & Associates**

P.O. Box 201, Cleverdale, NY 12820

P: (518) 656-9068 F: (518) 656-9087

[www.davies-davies.com](http://www.davies-davies.com)



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Listing courtesy of: CBRE Upstate NY

**MLS# - 202327533 - Price: \$13**

151 Von Roll Drive, Rotterdam, NY

**Description:** Industrial zoned flex space consisting of  $\pm 2,250$  SF garage warehouse with four (4) 12' overhead doors &  $\pm 1,633$  Sf 2nd floor with separate entrance from back parking lot, comprised of 3 offices, reception/bullpen area, bathroom and off-street paved parking. Asking rental rate is \$13/RSF Modified Gross; Rent is inclusive of all expenses except utilities and janitorial.

**Acres:** 1

**School District:** Schenectady

**Sewer:** Public Sewer

**Exterior:** Vinyl Siding

**Parking Spaces:** 30

**Above Ground Square Feet:** 4800

**Estimated Taxes:** \$18,000

**Heat:** Natural Gas

**County:** Schenectady

**Town:** Rotterdam

**Water:** Public

**Basement:** None

**Cooling:** None



**Jane O. Callahan**  
NYS Licensed Salesperson-  
Rentals  
(518) 656-9758  
[jane@daviesrealty.net](mailto:jane@daviesrealty.net)

## Availability

| June 2024 |    |    |    |    |    |    |
|-----------|----|----|----|----|----|----|
| Su        | Mo | Tu | We | Th | Fr | Sa |
|           |    |    |    |    |    | 1  |
| 2         | 3  | 4  | 5  | 6  | 7  | 8  |
| 9         | 10 | 11 | 12 | 13 | 14 | 15 |
| 16        | 17 | 18 | 19 | 20 | 21 | 22 |
| 23        | 24 | 25 | 26 | 27 | 28 | 29 |
| 30        | 31 |    |    |    |    |    |

| July 2024 |    |    |    |    |    |    |
|-----------|----|----|----|----|----|----|
| Su        | Mo | Tu | We | Th | Fr | Sa |
|           | 1  | 2  | 3  | 4  | 5  | 6  |
| 7         | 8  | 9  | 10 | 11 | 12 | 13 |
| 14        | 15 | 16 | 17 | 18 | 19 | 20 |
| 21        | 22 | 23 | 24 | 25 | 26 | 27 |
| 28        | 29 | 30 |    |    |    |    |

| August 2024 |    |    |    |    |    |    |
|-------------|----|----|----|----|----|----|
| Su          | Mo | Tu | We | Th | Fr | Sa |
|             |    |    |    | 1  | 2  | 3  |
| 4           | 5  | 6  | 7  | 8  | 9  | 10 |
| 11          | 12 | 13 | 14 | 15 | 16 | 17 |
| 18          | 19 | 20 | 21 | 22 | 23 | 24 |
| 25          | 26 | 27 | 28 | 29 | 30 | 31 |

| September 2024 |    |    |    |    |    |    |
|----------------|----|----|----|----|----|----|
| Su             | Mo | Tu | We | Th | Fr | Sa |
| 1              | 2  | 3  | 4  | 5  | 6  | 7  |
| 8              | 9  | 10 | 11 | 12 | 13 | 14 |
| 15             | 16 | 17 | 18 | 19 | 20 | 21 |
| 22             | 23 | 24 | 25 | 26 | 27 | 28 |
| 29             | 30 |    |    |    |    |    |

 = Taken Date



