

FOR LEASE | 3 GRANDE BOULEVARD, SARATOGA SPRINGS, NY

PROPERTY OVERVIEW

Construction	Engineered Metal Building
Roof	Metal
Building Size	Building 4: 58,000 SF Building 3: 32,300 SF
Office	TBD
Lot Size	10.07 Acres
Lease Rate	\$7.00/SF Modified Gross
NNN	\$0.85/SF (Additional CAM Expense)
Loading	Building 4: 7 Docks, 1 OHD Building 3: 1 OHD
Ceiling Height(s)	27.5 Max Clear
Columns	114 Ft Clear Span
Yard Storage	Secure Yard Area Can Be Provided On-Site
Paved Yard	See Site Plan
Lighting	LED - Motion Sensor
Electrical	1600 Amps, 3 Phase
Sprinkler	ESFR
Utilities (Gas, Electric)	National Grid
Water and Sewer	Municipal
Zoning	Industrial, City of Saratoga Springs
Delivery	Immediately Available



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