

10,000-22,000 SF

OFFICE/INDUSTRIAL PARK

FOR LEASE

1315 ROUTE 146, CLIFTON PARK, NY 12148



**MULTIPLE
FLEXIBLE
CONFIGURATIONS**



**3.7 MILES FROM
1-87 (EXIT 9)**



**NEW
CONSTRUCTION**



**STANDARD BROKERAGE
COMPANY**
4 Executive Park Drive
Albany, NY 12203
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CLICK
TO VIEW
FLOOR
PLANS



PROPERTY OVERVIEW

Construction	PEMB
Roof	Metal
Building Size	159,300 SF
Available Space	10,000 - 22,000 SF
Lot Size	23.48 Acres
Asking Rent:	\$7.50 - \$10.50/SF NNN
NNNs	\$1.75/SF Estimated
Lighting	LED
Sprinkler	Wet
Utilities (Gas & Electric)	National Grid
Water & Sewer	Municipal
Zoning	B-5 Corp Commerce
Delivery	1319: November 2026 1307: Immediately Available

Address	Building Size	Available Space	Year Built	Asking Rent	Clear Height	Column Spacing	Loading	Office Space
1307 Route 146	21,600	21,600	2024	\$10.50	22 - 24 Ft	25 x 60	4 Docks and 1 OHD	BTS
1309 Route 146	20,000	20,000	2024	\$10.50	22 - 24 Ft	25 x 50	4 Docks and 1 OHD	BTS
1319 Route 146	30,000	22,000	1988	\$7.50	18 Ft	Various	3 Docks and 1 OHD	6,000 SF



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**CLICK
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PHOTOS**



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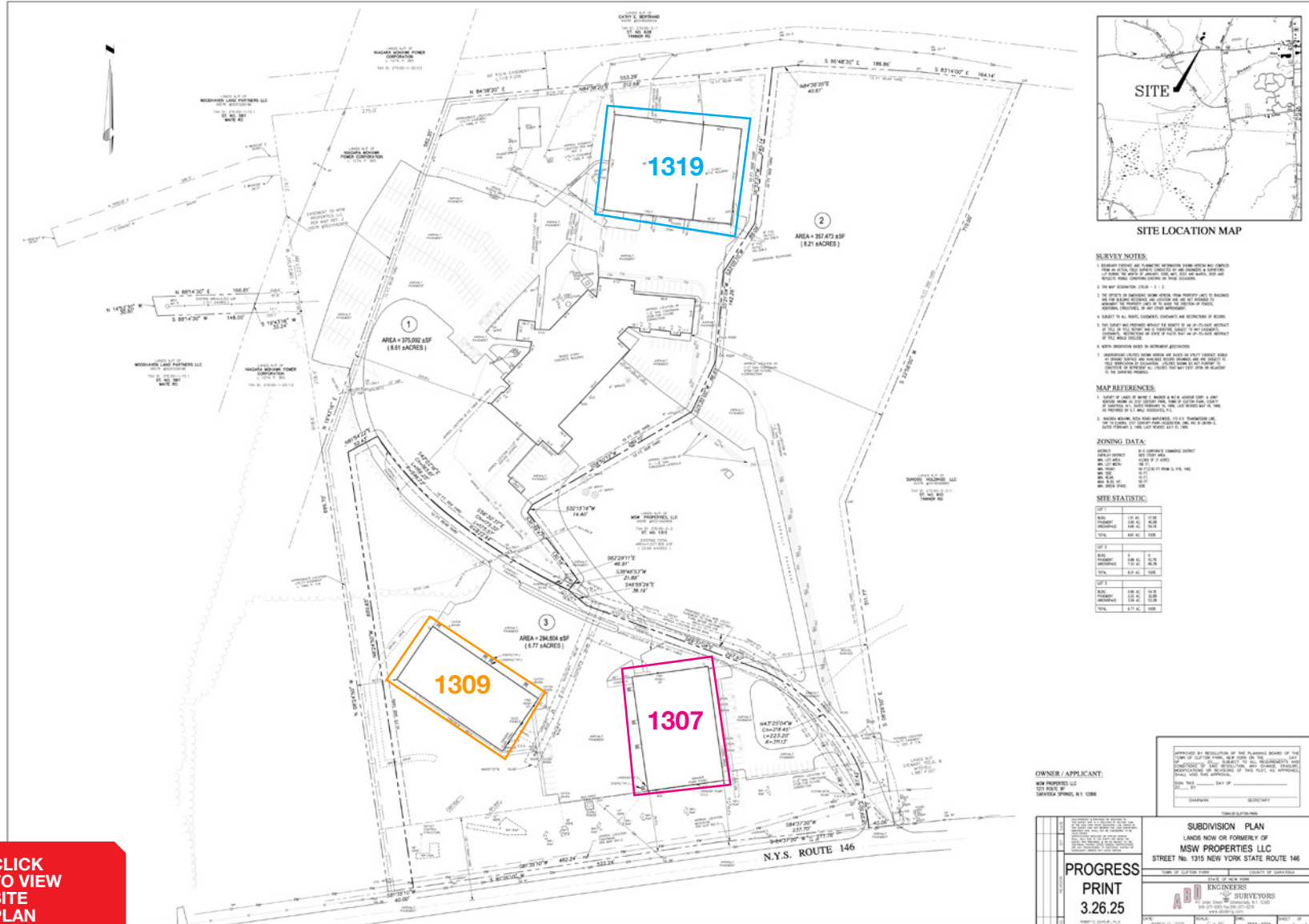
**CLICK
TO VIEW
SITE
PLAN**



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HIGHWAY ACCESS



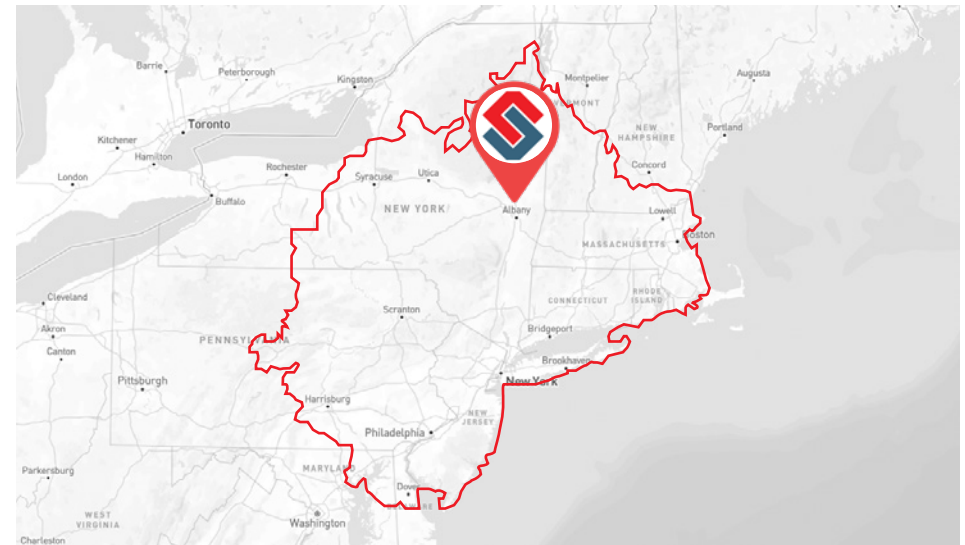
Downtown Albany	±20 miles
Albany International Airport	±15 miles
Saratoga County Airport	±13 miles
I-87 (Exit 9)	±5 miles

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.

CAPITAL REGION



4 HOUR DRIVE TIME



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