

FLEX SPACE UNITS

OAKRIDGE BUSINESS SUITES



10 SHENANDOAH SARATOGA SPRINGS, NY

2000/2400 SF

ESTIMATED PRICE:

\$365,000.00/\$445,000.00



Meghan O'Connor
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Real Estate Associate Broker
(o) 518-724-5800
38 High rock Ave, Saratoga Springs, NY

kwPLATFORM

Each Office Is Independently Owned and Operated

MARKED
BY *meghan*



SITE OVERVIEW

- 10 Units
- Brand-new flex spaces: 2000/2,400 SF
- Community loading dock
- Private restroom
- 1 – 2 overhead doors 14' x 14'
- Floor drain
- 3-phase power
- 16'+ clear ceiling heights
- Electric Heat and Ductless AC
- Mezzanine expansion potential
- Ample parking
- Exterior security

LOCATION

Seven Minutes off exit 11 & 12 by Global Foundries



ESTIMATED PRICING

Unit #	Area (SF)	Garage Doors	Estimated Price
201	2,400	2	\$445,000
202	2,400	2	\$445,000
203	2,000	1	\$365,000
204	2,000	1	\$365,000
205	2,400	1	\$435,000
206	2,400	1	\$435,000
207	2,000	1	\$365,000
208	2,000	1	\$365,000
209	2,400	2	\$445,000
210	2,400	2	\$445,000

Sponsored By: Oak Ridge Development, LLC
2452 State Route 9, Suite 301, Malta, NY 12020

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