

58,000-90,300 SF

WAREHOUSE/DISTRIBUTION

FOR LEASE

3 GRANDE BOULEVARD, SARATOGA SPRINGS, NY 12866



7 DOCKS
AND 2 OHDS



UNDER 6 MILES
TO I-87



60,000 SF
AVAILABLE
IMMEDIATELY



**STANDBROKERAGE
COMPANY**
4 Executive Park Drive
Albany, NY 12203
standardbrokerageco.com

TYLER CULBERSON, SIOR
President & Principal Broker
M: (518) 857-0586
O: (518) 618-0590, ext. 402
E: tculberson@standardbrokerageco.com

SHAUN MCDONNELL
Licensed Real Estate Salesperson
M: (203) 209-5095
O: (518) 618-0590, ext. 403
E: smcdonnell@standardbrokerageco.com

FOR LEASE | 3 GRANDE BOULEVARD, SARATOGA SPRINGS, NY

PROPERTY OVERVIEW

Construction	Engineered Metal Building
Roof	Metal
Building Size	Building 4: 58,000 SF Immediately Available Building 3: 32,300 SF Available Summer 2026
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



STANDBROKERAGE
COMPANY
4 Executive Park Drive
Albany, NY 12203
standardbrokerageco.com

TYLER CULBERSON, SIOR
President & Principal Broker
M: (518) 857-0586
O: (518) 618-0590, ext. 402
E: tculberson@standardbrokerageco.com

SHAUN MCDONNELL
Licensed Real Estate Salesperson
M: (203) 209-5095
O: (518) 618-0590, ext. 403
E: smcdonnell@standardbrokerageco.com

FOR LEASE | 3 GRANDE BOULEVARD, SARATOGA SPRINGS, NY



STANDBROKERAGE
COMPANY
4 Executive Park Drive
Albany, NY 12203
standardbrokerageco.com

TYLER CULBERSON, SIOR
President & Principal Broker
M: (518) 857-0586
O: (518) 618-0590, ext. 402
E: tculberson@standardbrokerageco.com

SHAUN MCDONNELL
Licensed Real Estate Salesperson
M: (203) 209-5095
O: (518) 618-0590, ext. 403
E: smcdonnell@standardbrokerageco.com

FOR LEASE | 3 GRANDE BOULEVARD, SARATOGA SPRINGS, NY



STANDBROKERAGE
COMPANY
4 Executive Park Drive
Albany, NY 12203
standardbrokerageco.com

TYLER CULBERSON, SIOR
President & Principal Broker
M: (518) 857-0586
O: (518) 618-0590, ext. 402
E: tculberson@standardbrokerageco.com

SHAUN MCDONNELL
Licensed Real Estate Salesperson
M: (203) 209-5095
O: (518) 618-0590, ext. 403
E: smcdonnell@standardbrokerageco.com

FOR LEASE | 3 GRANDE BOULEVARD, SARATOGA SPRINGS, NY



STANWARDBROKERAGE
COMPANY
4 Executive Park Drive
Albany, NY 12203
standardbrokerageco.com

TYLER CULBERSON, SIOR
President & Principal Broker
M: (518) 857-0586
O: (518) 618-0590, ext. 402
E: tculberson@standardbrokerageco.com

SHAUN MCDONNELL
Licensed Real Estate Salesperson
M: (203) 209-5095
O: (518) 618-0590, ext. 403
E: smcdonnell@standardbrokerageco.com

FOR LEASE | 3 GRANDE BOULEVARD, SARATOGA SPRINGS, NY

W.J. GRANDE INDUSTRIAL PARK



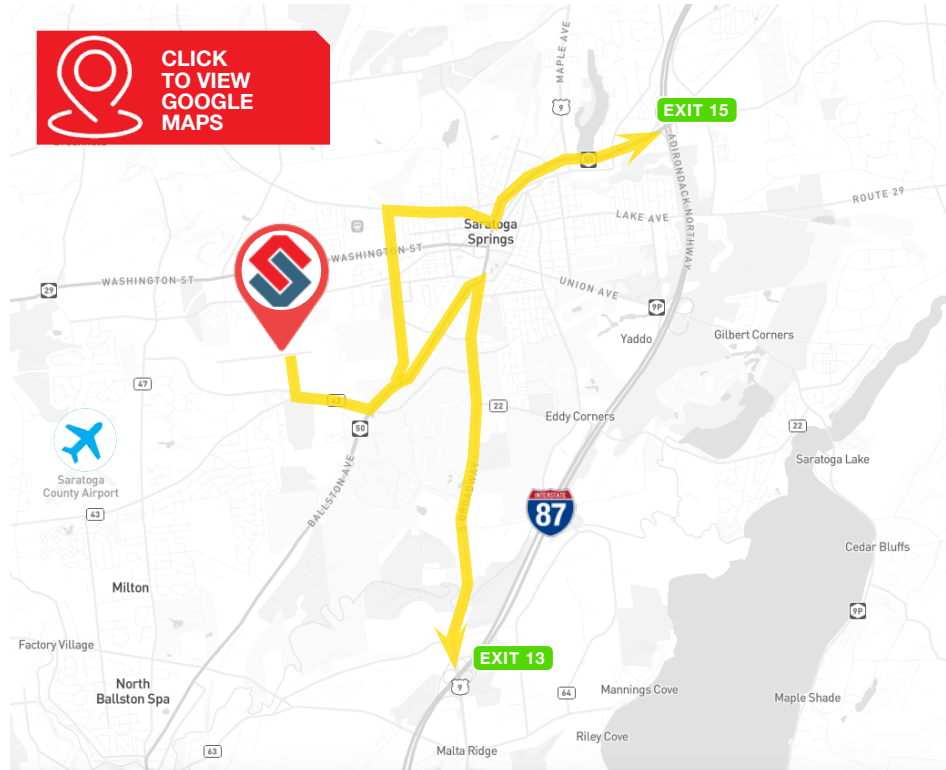
**STANDBROKERAGE
COMPANY**
4 Executive Park Drive
Albany, NY 12203
standardbrokerageco.com

TYLER CULBERSON, SIOR
President & Principal Broker
M: (518) 857-0586
O: (518) 618-0590, ext. 402
E: tculberson@standardbrokerageco.com

SHAUN MCDONNELL
Licensed Real Estate Salesperson
M: (203) 209-5095
O: (518) 618-0590, ext. 403
E: smcdonnell@standardbrokerageco.com

FOR LEASE | 3 GRANDE BOULEVARD, SARATOGA SPRINGS, NY

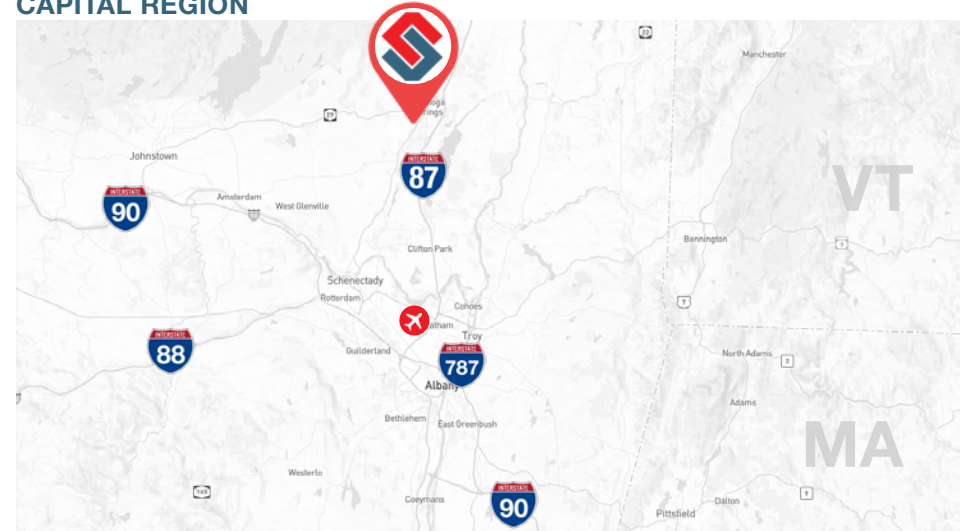
HIGHWAY ACCESS



Rail Spur	On Site
Saratoga County Airport	±3 miles
I-87 (Exit 15)	±6 miles
I-87 (Exit 13)	±6 miles
I-87 (Exit 12)	±9 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



**STANDBROKERAGE
COMPANY**
4 Executive Park Drive
Albany, NY 12203
standardbrokerageco.com

TYLER CULBERSON, SIOR
President & Principal Broker
M: (518) 857-0586
O: (518) 618-0590, ext. 402
E: tculberson@standardbrokerageco.com

SHAUN MCDONNELL
Licensed Real Estate Salesperson
M: (203) 209-5095
O: (518) 618-0590, ext. 403
E: smcdonnell@standardbrokerageco.com