

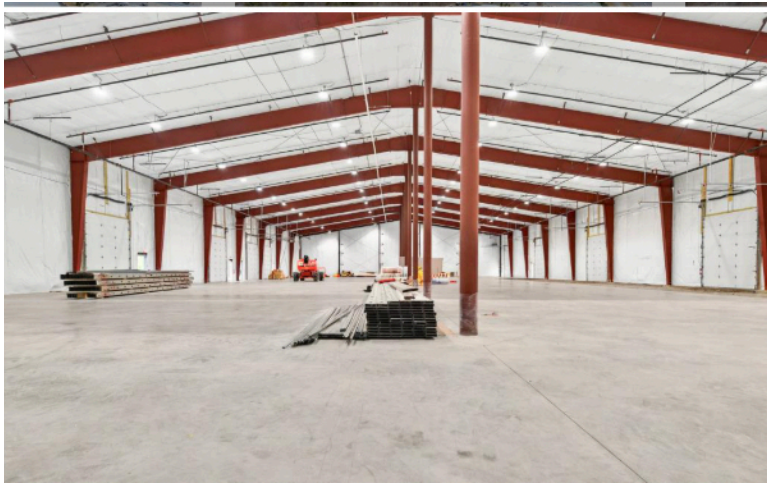
# TECH VALLEY FLEX PARK COMMERCIAL LEASE



**25 WOOD ROAD**  
**ROUND LAKE | CLIFTON PARK**

**PRICE: \$11-\$12.50/SF + \$2.30 NNN**

**2,880 SF**  
**- 20,000 SF**  
**BUILD-TO-SUIT**  
**ZONED L-1**



**MEGHAN O'CONNOR**  
**CALL / TEXT : 315.378.7710**  
Real Estate Associate Broker  
(o) 518-724-5800  
38 High Rock Ave, Saratoga Springs, NY

**kw**.PLATFORM  
**kw** COMMERCIAL™

"Each Office is Independently Owned and Operated"

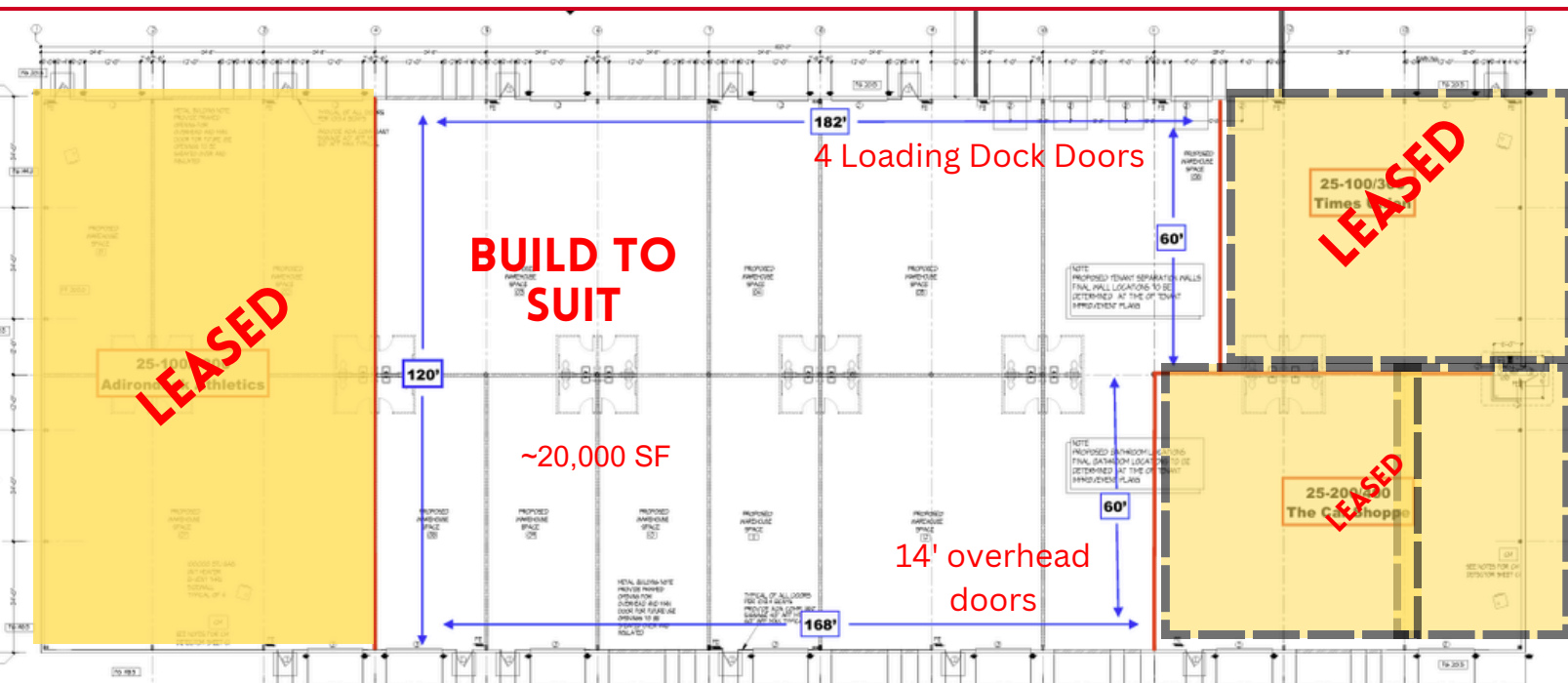
# Warehouse / Flex Space

- Ample Parking
- 25'-34' ceilings
- Conveniently located off I87
- 1 mile from exit 10
- Gas heat, 3 phase electrical
- Public Utilities

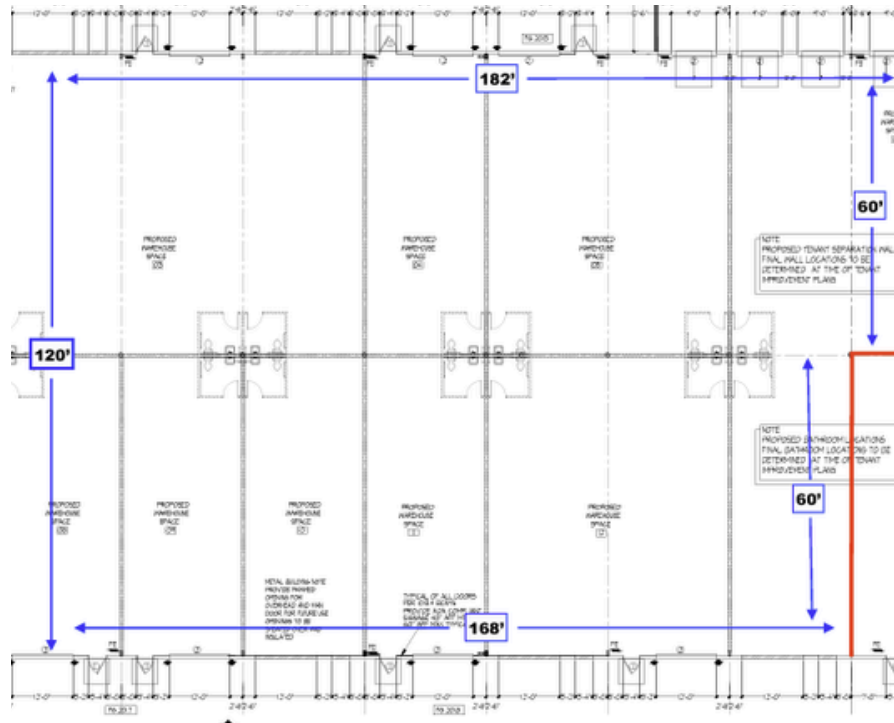


## ~20,000 SF Unfinished, Build To Suit

- Divisible into smaller units of 2,880 SF or more
- 8 - 14' x 14' Overhead Doors
- 4 - 7'x10' Loading Dock Doors



# FLOOR PLAN



## AMPLE PARKING AND PUBLIC UTILITIES 1 MILE OFF I-87, EXIT 10



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