

4,488 SF

WAREHOUSE SPACE

FOR SUBLEASE

5 FAIRCHILD SQUARE, CLIFTON PARK, NY 12065



4,488 SF OF
MODERN FLEX
SPACE



UNDER 0.5 MILES
FROM EXIT 10 ON
I-87



SUBLEASE
THROUGH
APRIL 2028



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

JESSE TRANVAAG
Licensed Real Estate Salesperson
M: (607) 437-3351
O: (518) 618-0590, ext. 406
E: jtranvaag@standardbrokerageco.com

FOR SUBLEASE | 5 FAIRCHILD SQUARE, CLIFTON PARK, NY

Property Overview

Construction	PEMB
Roof	Metal
Building Size	40,000 SF
Available Space	4,488 SF
Lot Size	3.08 Acres
Lease Rate	\$8.50p/sf Mod Gross
Loading	1 Dock, 1 OHD (Common loading area)
Ceiling Height	25' clear span
Utilities	National Grid Gas and Electric
Water and Sewer	Municipal - Town of Clifton Park
Delivery	Negotiable
Zoning	Light Industrial 1 (L-1)

Notes: Sublease runs through April 30, 2028 and features 3% annual escalations.



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

JESSE TRANVAAG
Licensed Real Estate Salesperson
M: (607) 437-3351
O: (518) 618-0590, ext. 406
E: jtranvaag@standardbrokerageco.com

FOR SUBLEASE | 5 FAIRCHILD SQUARE, CLIFTON PARK, NY



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

JESSE TRANVAAG
Licensed Real Estate Salesperson
M: (607) 437-3351
O: (518) 618-0590, ext. 406
E: jtranvaag@standardbrokerageco.com

FOR SUBLEASE | 5 FAIRCHILD SQUARE, CLIFTON PARK, NY

HIGHWAY ACCESS



CLICK TO VIEW GOOGLE MAPS



Downtown Albany	±23 miles
Albany International Airport	±13 miles
I-87 (Exit 10)	±.6 miles

CAPITAL REGION



4 HOUR DRIVE TIME



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.



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

JESSE TRANVAAG
Licensed Real Estate Salesperson
M: (607) 437-3351
O: (518) 618-0590, ext. 406
E: jtranvaag@standardbrokerageco.com