

113 TABOR ROAD

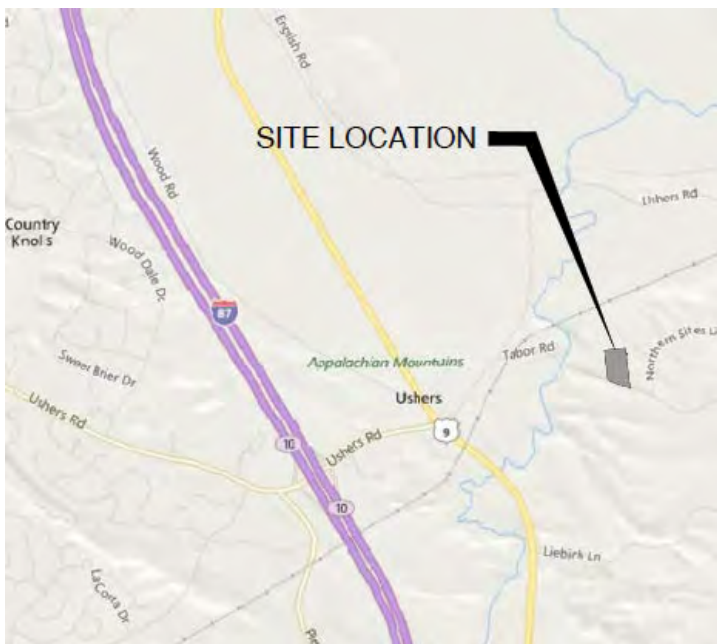
Halfmoon, NY



FOR SALE: \$5,300,000

PROPERTY HIGHLIGHTS

- New 50,000 SF warehouse in Town of Halfmoon.
- Fully equipped with fire sprinkler system.
- Eave heights from 30' to 25' 6"
- 240,480 volt, 3 phase service with space for (6) additional meters.
- (7) loading docks and (7) 14' OH doors.
- Can be subdivided into (7) suites ranging from 6,750 SF to 8,100 SF.
- 1 mile from I-87 Exit 10 (Ushers Rd).
- IDA tax incentives available for qualified tenants, possible NNN savings.
- LI-C zoning (Light Ind./Comm.)
- Close to Sysco, Twin Bridges Recycling, Northway 10 Industrial Park, Fairchild Square Technology Park and Synergy Technology Park.

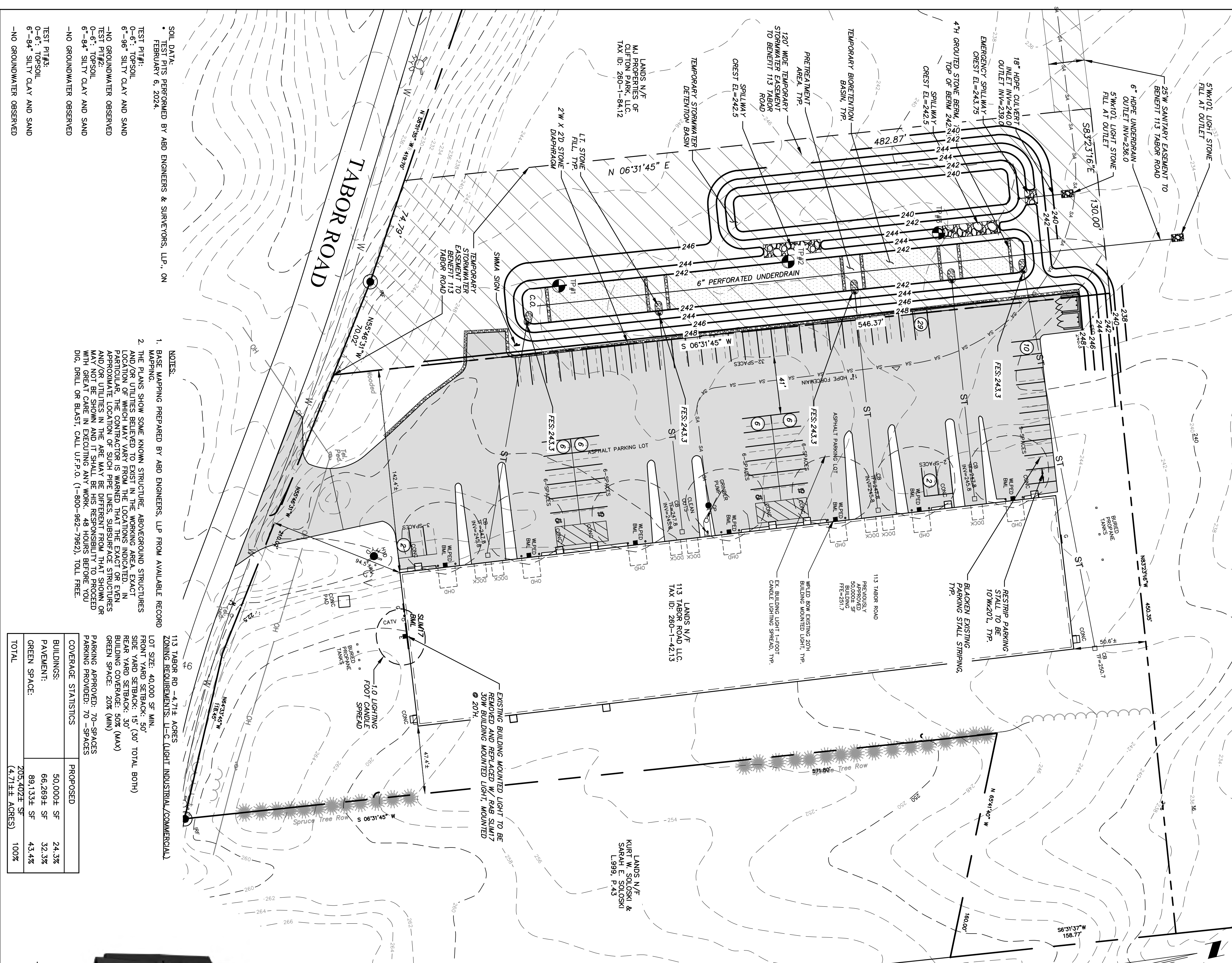


CONTINUUM
COMMERCIAL REALTY

This information is deemed reliable, but not guaranteed. All information should be verified prior to purchase or lease.

DEAN TAYLOR
LICENSED REAL ESTATE BROKER
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dean@continuumcommercial.com

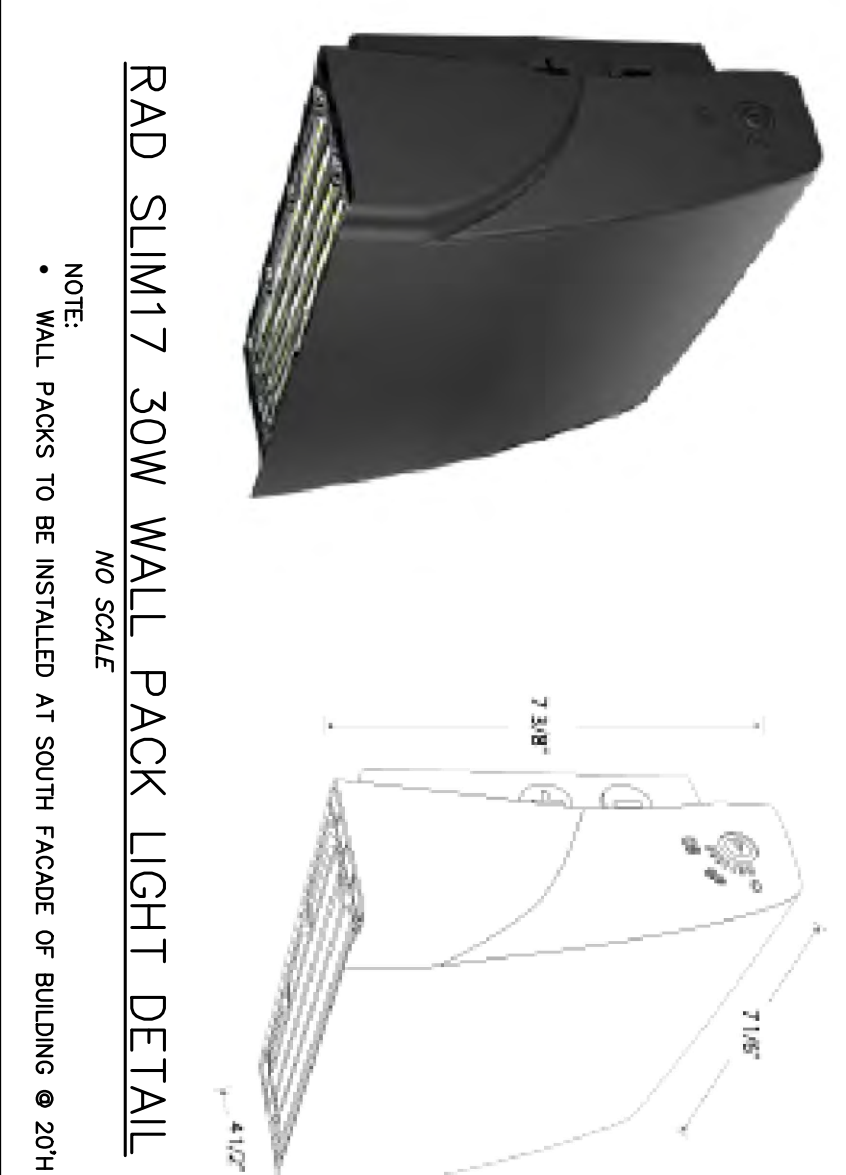
RYAN TAYLOR
LICENSED REAL ESTATE BROKER
M: 518.605.7792 | O: 518.371.0200
ryan@continuumcommercial.com



SOIL DATA:
 • TEST PITS PERFORMED BY ABD ENGINEERS & SURVEYORS, LLP, ON FEBRUARY 6, 2024.
 TEST PIT#1:
 0-6": TOPSOIL
 6"-96": SILTY CLAY AND SAND
 -NO GROUNDWATER OBSERVED
 TEST PIT#2:
 0-6": TOPSOIL
 6"-84": SILTY CLAY AND SAND
 -NO GROUNDWATER OBSERVED
 TEST PIT#3:
 0-6": TOPSOIL
 6"-84": SILTY CLAY AND SAND
 -NO GROUNDWATER OBSERVED

NOTES:
 1. BASE MAPING PREPARED BY ABD ENGINEERS, LLP FROM AVAILABLE RECORD MAPING.
 2. THE PLANS SHOW SOME KNOWN STRUCTURE, ABOVEGROUND STRUCTURES AND/OR UTILITIES BELIEVED TO EXIST IN THE WORKING AREA. EXACT LOCATION OF WHICH MAY VARY FROM THE LOCATIONS INDICATED IN THIS PLAN. APPROXIMATE LOCATION OF SUCH PIPE LINES, SUBSURFACE STRUCTURES AND/OR UTILITIES IN THE AREA MAY BE DIFFERENT FROM THAT SHOWN OR MAY NOT BE SHOWN AND IT SHALL BE HIS RESPONSIBILITY TO PROCEED WITH GREAT CARE IN EXECUTING ANY WORK. 48 HOURS BEFORE YOU DIG, DRILL OR BLAST, CALL UTILITY (1-800-992-7962), TOLL FREE.

113 TABOR RD - 4.71 ACRES ZONING REQUIREMENTS: L-1C (LIGHT INDUSTRIAL/COMMERCIAL)	
FRONT YARD SETBACK: 50'	24.3%
REAR YARD SETBACK: 30'	32.3%
GREEN SPACE: 20% (MIN)	43.4%
PARKING APPROVED: 70-SPACES	
COVERAGE STATISTICS	
BUILDINGS: 50,004 SF	24.3%
PAVEMENT: 66,269 SF	32.3%
GREEN SPACE: 89,131 SF	43.4%
TOTAL	205,402 SF (4.71 ACRES) 100%



RAD SLIM7 30W WALL PACK LIGHT DETAIL
 NO SCALE
 NOTE: WALL PACKS TO BE INSTALLED AT SOUTH FACADE OF BUILDING @ 20H

NO	REVISION	DATE
1	TDE COMMENTS	3.11.24
2	TDE COMMENTS	5.6.24
3	TDE COMMENTS	5.29.24

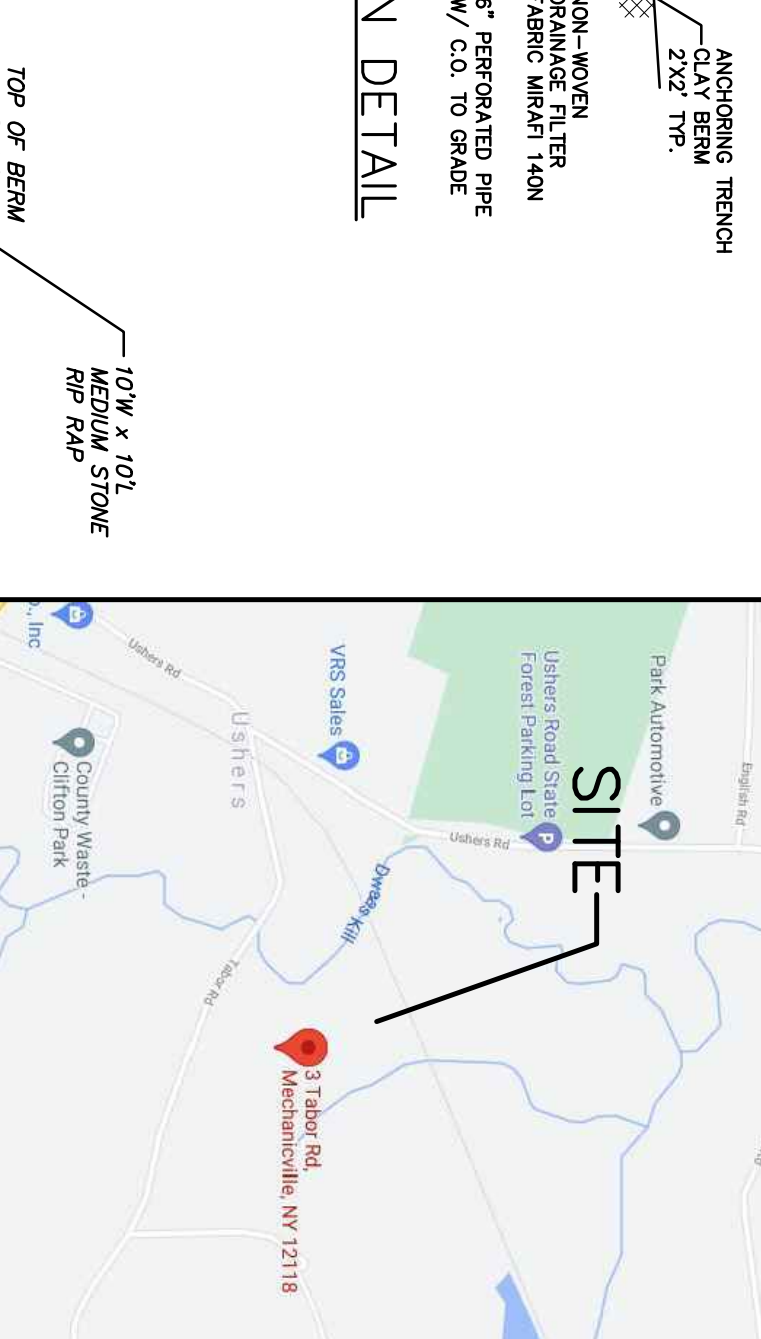
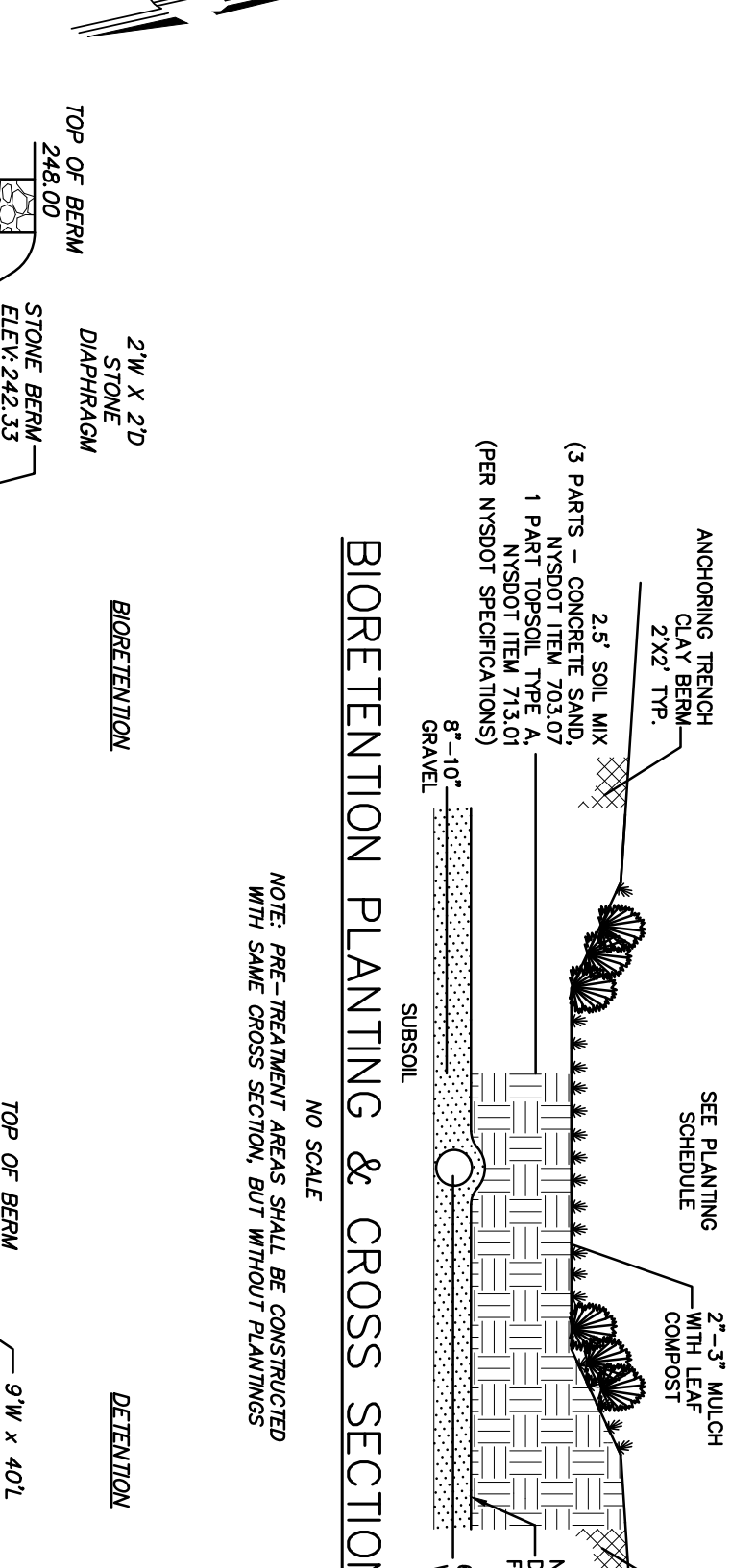
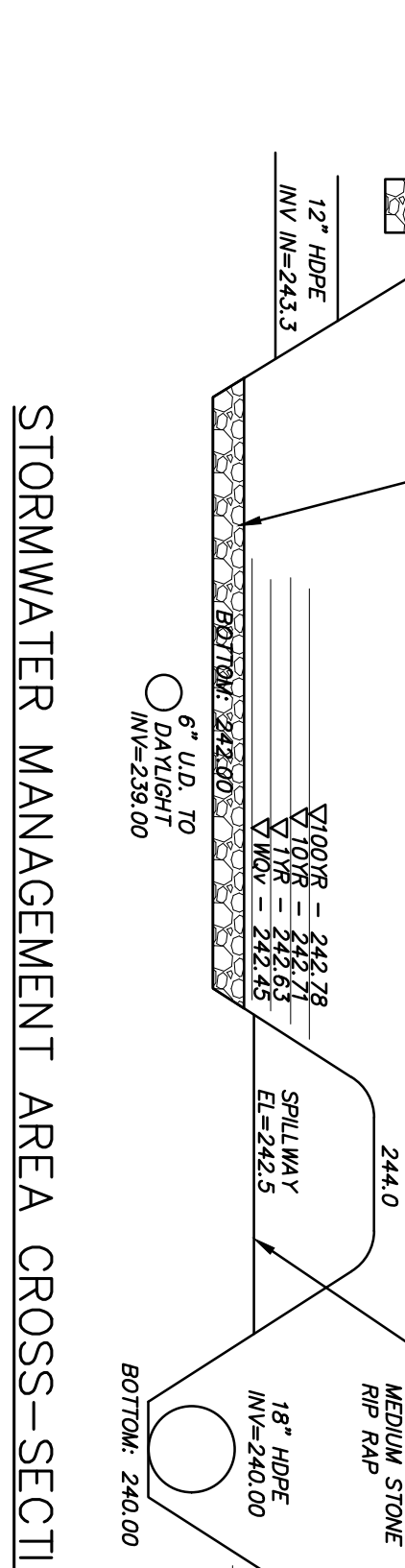
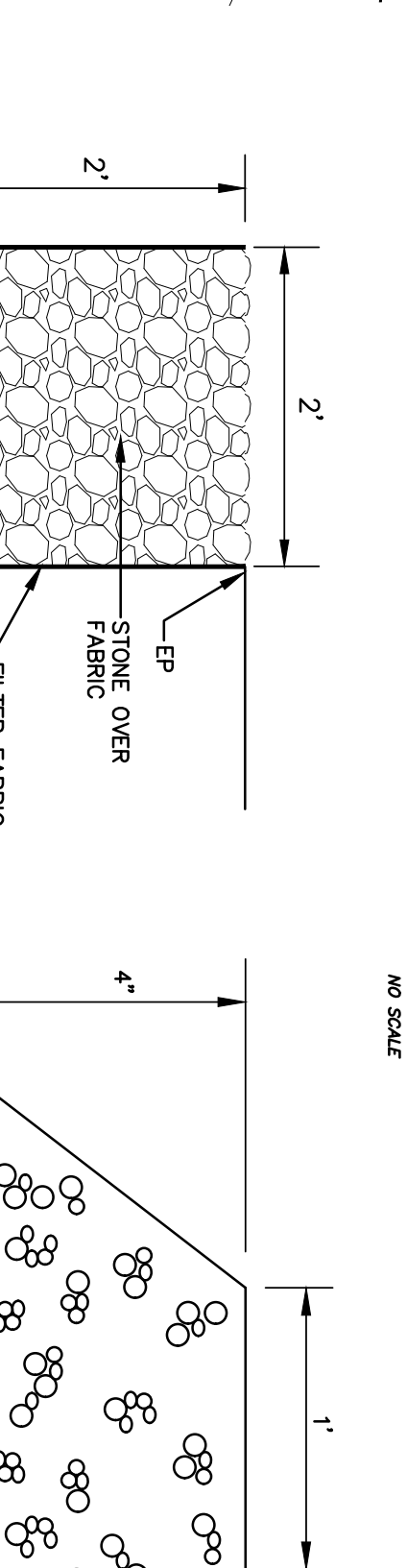
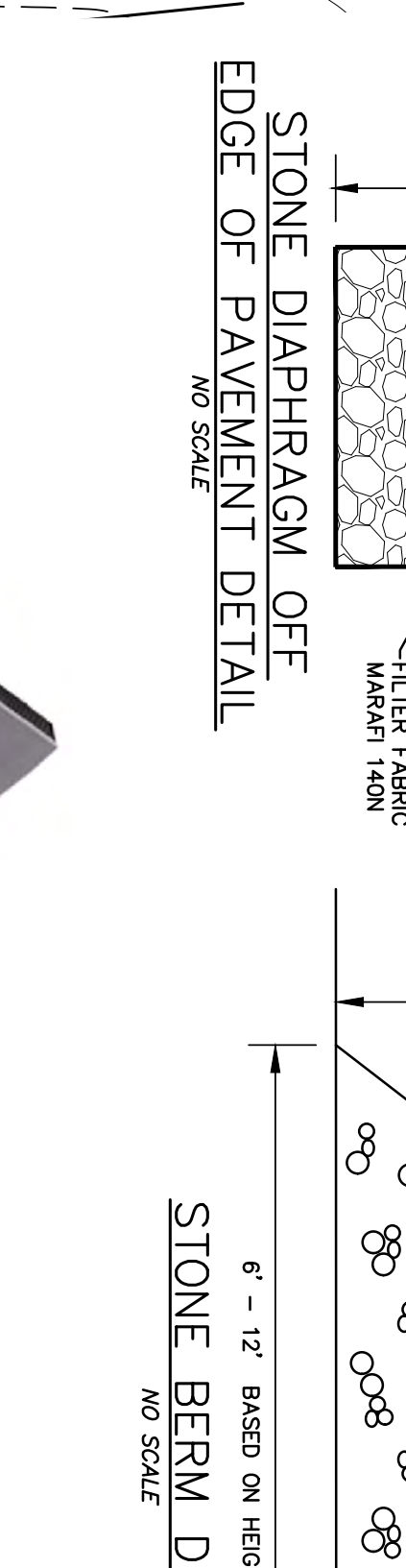
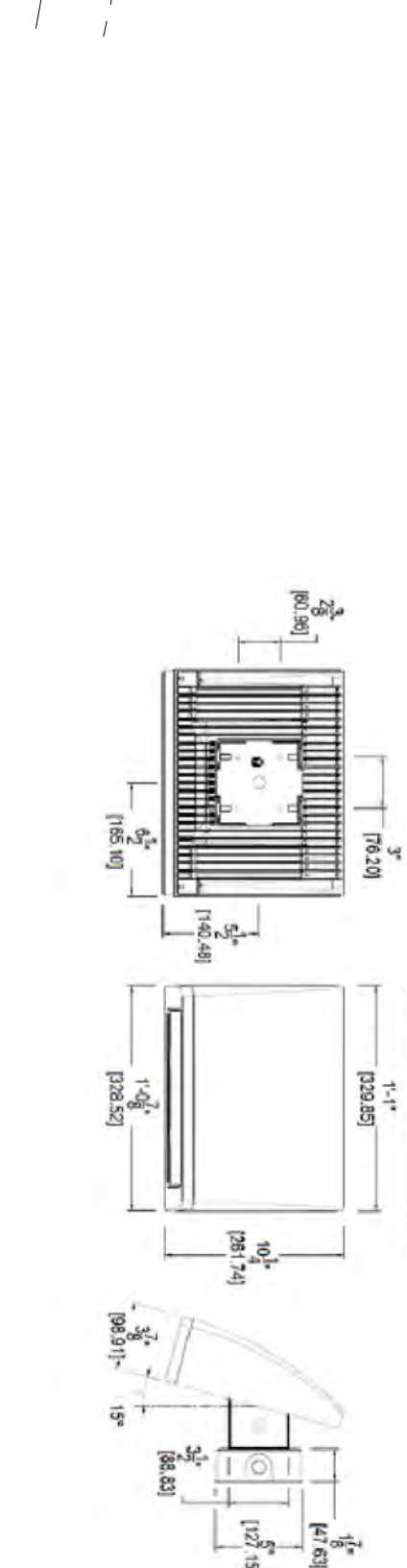
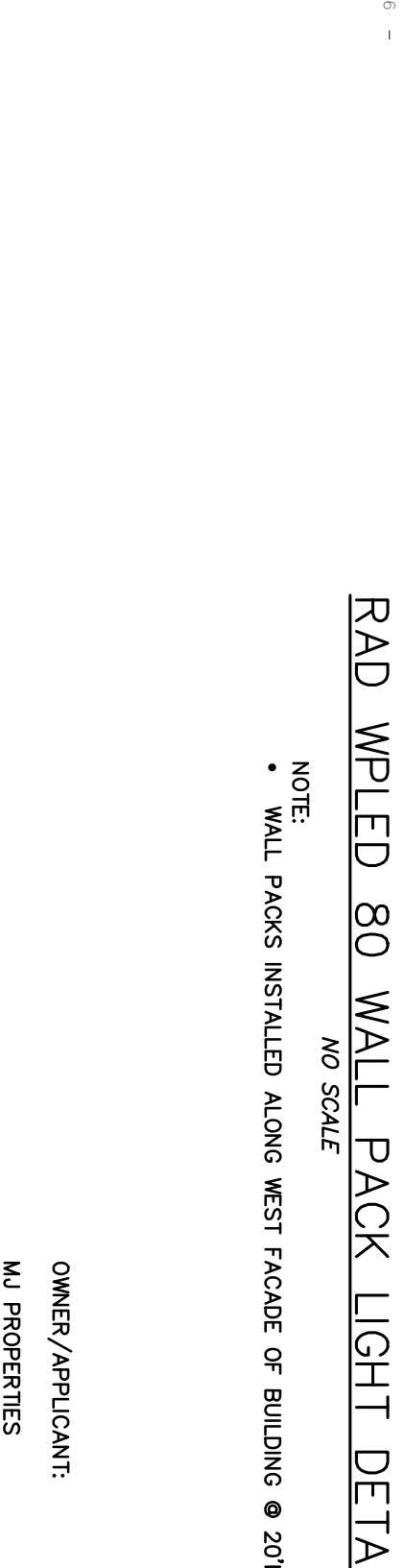
OWNER/APPLICANT:
 M/J PROPERTIES
 1 FAIRCHILD SQUARE
 CLIFTON PARK, NY 12065
 TAX MAP # 280-1-84 & 4213

ALTERNATION OF THIS DOCUMENT EXCEPT BY A LICENSED PROFESSIONAL ENGINEER IS ILLEGAL.

LUIO A. PALLESCHI, P.E.
 NYS LICENSE NO. 94676

DATE: JANUARY 31, 2024
SCALE: 1" = 40'
DWG: 5399A-98

SITE PLAN AMENDMENT WAREHOUSE BUILDING
 113 TABOR ROAD
 TOWN OF HALMHOON PLANNING BOARD
 TOWN OF HALMHOON
 STATE OF NEW YORK
ABD ENGINEERS & SURVEYORS
 411 Union Street
 Saratoga Springs, NY 12858
 518-577-0033
 WWW.ABDENGINEERS.COM



TOWN COMMENTS

NO	REVISION	DATE
1	TDE COMMENTS	3.11.24
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3	TDE COMMENTS	5.29.24

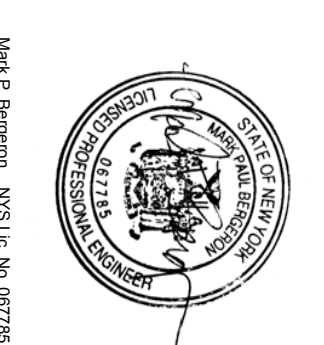
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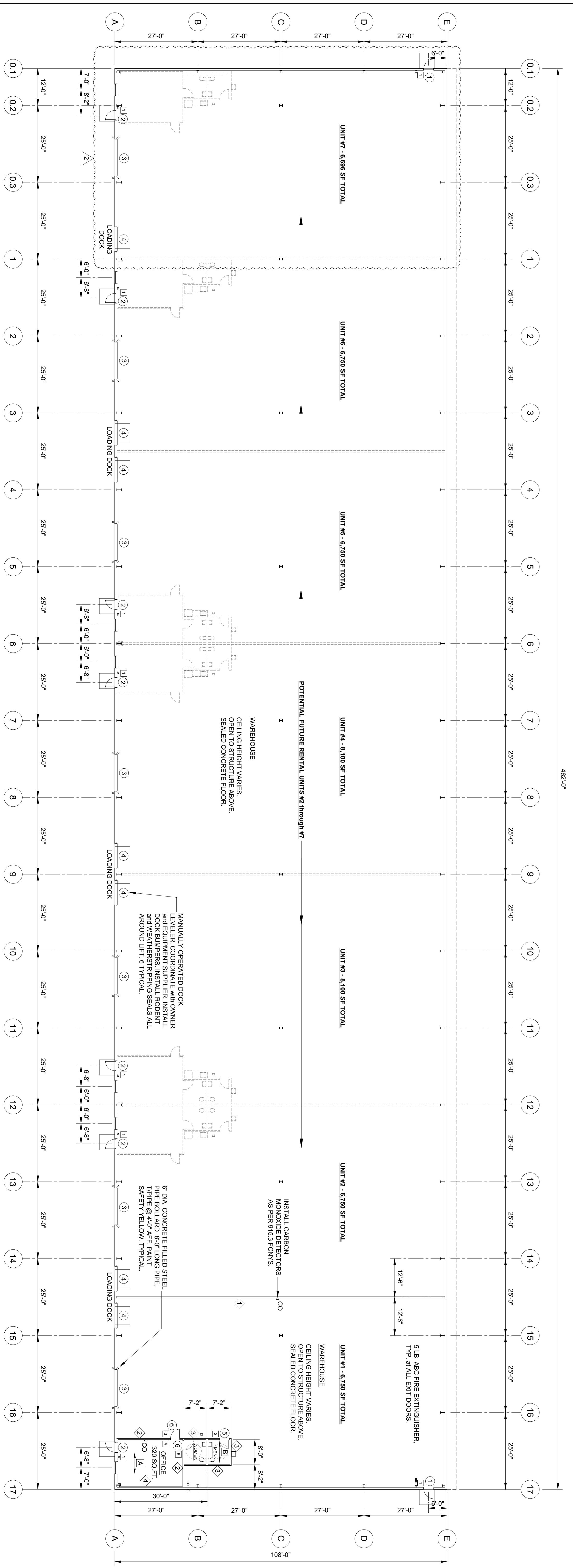
SITE PLAN AMENDMENT WAREHOUSE BUILDING
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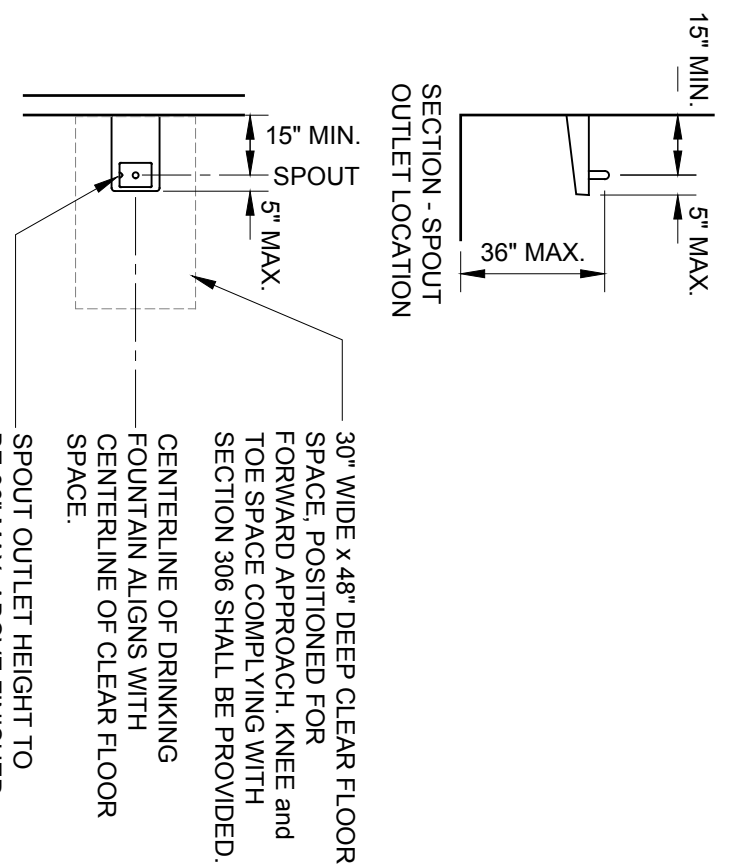
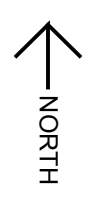
MARK P. BERGERON, P.E.
 800 ROUTE 146, SUITE 481
 CLIFTON PARK, NY 12065
 CELL 518.248.0906

NEW 49,896 SQ. FT. WAREHOUSE / OFFICE at
113 TABOR ROAD
 TOWN of HALFMOON, SARATOGA COUNTY, NEW YORK

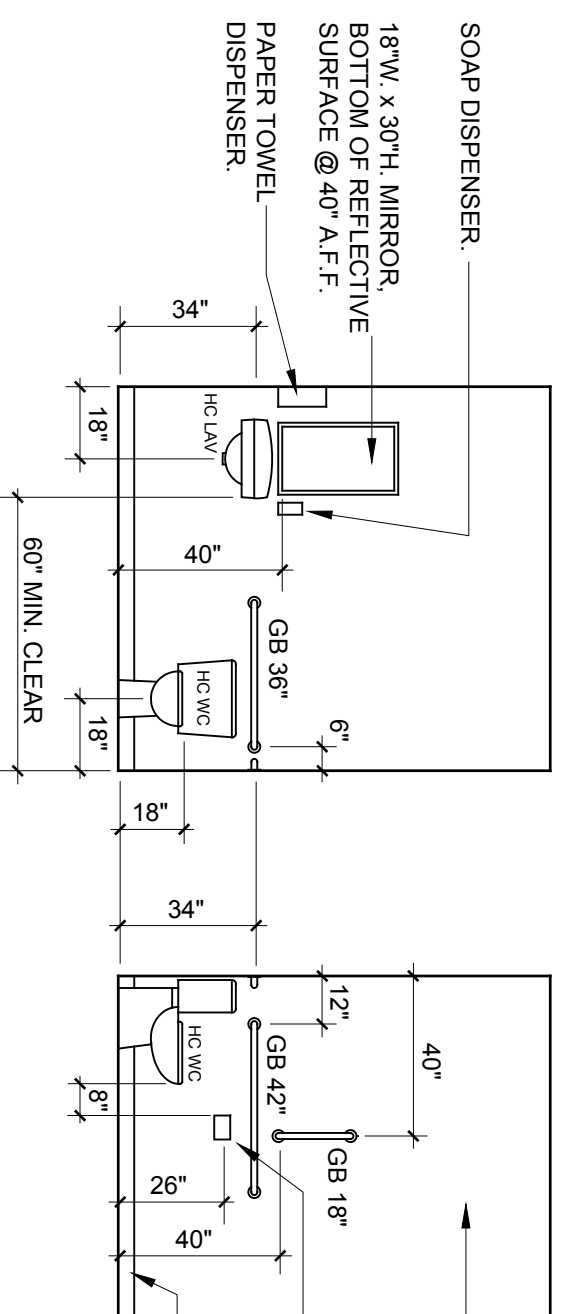
REVISIONS:
 1. 4/20/20 - 5/1 RAY SPACING REV.
 2. 10/22/22 - 6/21/08 ADDITION.
 DATE: DECEMBER 20, 2021
 SCALE: AS NOTED
 DWG. by: www.mpbpengineering.com
 CHECKED by: MPB
 DRAWING NO.: WAREHOUSE FLOOR PLAN
A2.1
 DRAWING 3 of 5



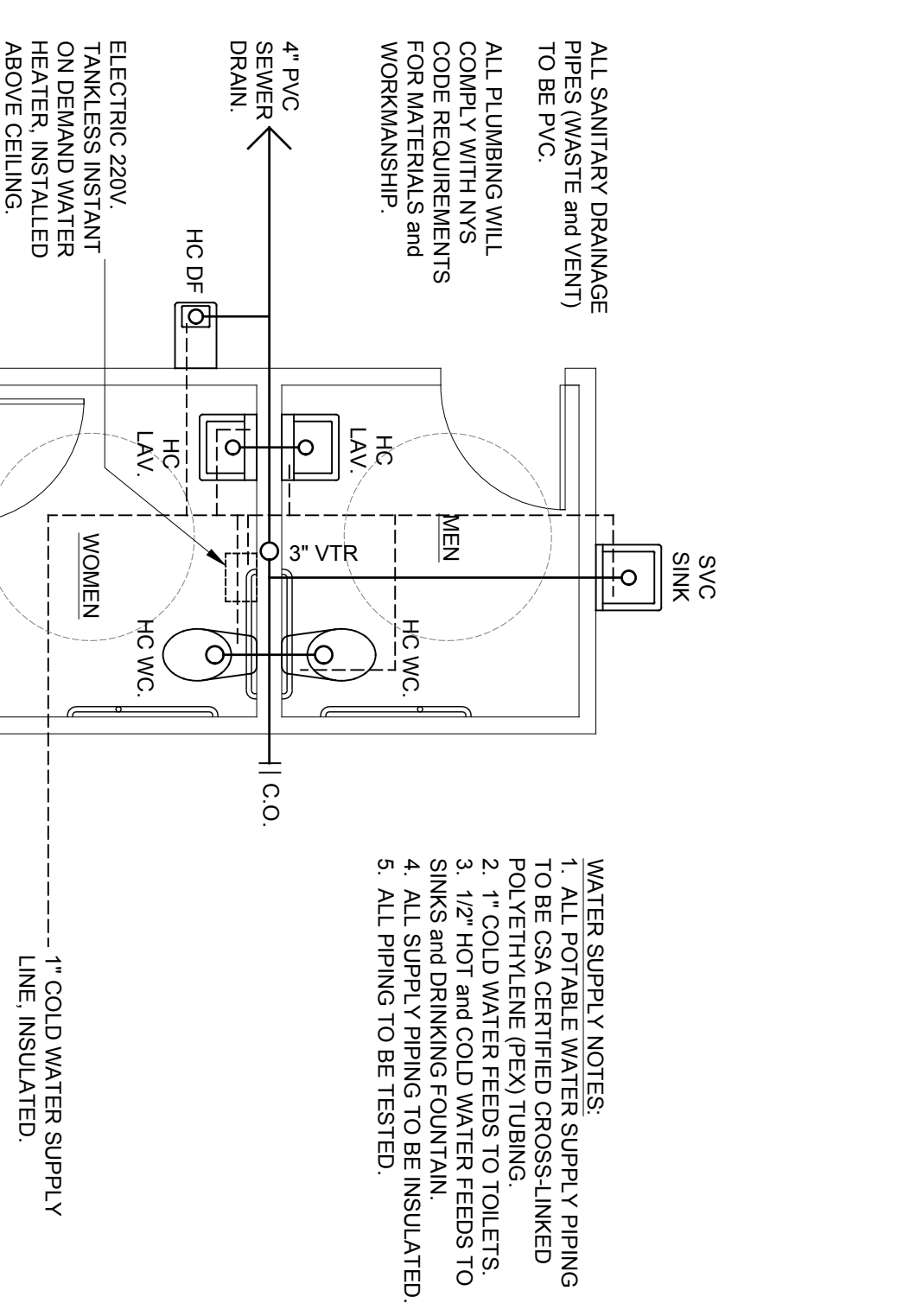
WAREHOUSE FLOOR PLAN
 SCALE: 1/16"=1'-0"



TYPICAL HC DRINKING FOUNTAIN
 SCALE: 1/4"=1'-0"



TYPICAL HC TOILET ELEVATIONS
 SCALE: 1/4"=1'-0"



TYPICAL HC TOILET / PLUMBING LAYOUT
 SCALE: 1/4"=1'-0"

DOOR SCHEDULE

#	DOOR	MATERIAL / FINISH	FRAME	REMARKS
1	3'-0"W x 7'-0"H x 1 1/2"	INSULATED 20 GA STEEL FLUSH, PAINTED	18 GA STEEL, PAINTED	FULL WEATHERSTRIPPING STEEL THRESHOLD, PANIC CRASH BAR
2	3'-0"W x 7'-0"H x 1 1/2"	INSULATED 20 GA STEEL FLUSH, PAINTED, 1/2 GLASS, PAINTED U-FACTOR=0.49 MAX.	18 GA STEEL, PAINTED	FULL WEATHERSTRIPPING ALUMINUM THRESHOLD, PANIC CRASH BAR
3	12'-0"W x 14'-0"H x 2"	INSULATED 24 GA STEEL OVERHEAD	18 GA STEEL	
4	8'-0"W x 9'-0"H x 2"	INSULATED 24 GA STEEL OVERHEAD	18 GA STEEL	
5	3'-0"W x 7'-0"H x 1 1/2"	20 GA STEEL FLUSH, PAINTED	18 GA STEEL, PAINTED	
6	3'-0"W x 7'-0"H x 1 1/2"	20 GA STEEL FLUSH, PAINTED	18 GA STEEL, PAINTED	1/2 HOUR F.R. w DOOR CLOSER

ROOM FINISHES

FLOORS:	SEALED CONCRETE - WAREHOUSE; VINYL LAMINATE - OFFICE; CERAMIC TILE - MEN, WOMEN.
BASE:	VINYL - OFFICE; CERAMIC TILE - MEN, WOMEN
WALLS:	FRP WALL PANEL / M.R. G.W.B. PAINTED - MEN, WOMEN; G.W.B. PAINTED / EXPOSED STRUCTURE - WAREHOUSE
CEILING:	EXPOSED EXISTING ROOF STRUCTURE - WAREHOUSE; SCHEDULED ACOUSTICAL TILE - OFFICE, MEN, WOMEN

ALL DOORS and DOOR HARDWARE TO COMPLY WITH ANSI STANDARDS DOORS TO HAVE 18" MINIMUM CLEARANCE.

REMARKS:
 1. ALL PORTABLE WATER SUPPLY PIPING TO BE CSA CERTIFIED CROSS-LINKED POLYETHYLENE (PEX) TUBING.
 2. 1" COLD WATER FEEDS TO TOILETS.
 3. 1/2" HOT AND COLD WATER FEEDS TO ALL SUPPLY PIPING TO BE INSULATED.
 4. ALL SUPPLY PIPING TO BE TESTED.
 5. ALL PIPING TO BE TESTED.

1. ALL INTERIOR DIMENSIONS SHOWN ARE MEASURED CLEAR TO FACE OF INTERIOR FINISHES, EXCEPT AT WINDOW AND DOOR CENTRELINES, and UNDO. CLEARANCE TO VERIFY ALL DIMENSIONS TO FACE OF STEEL STUDS.

STORAGE IS PROHIBITED OVER ALL CEILING AREAS. SIGNAGE STORAGE NOT ALLOWED TO BE POSTED.

DESIGN CRITERIA:
 TENANT FIT-UP DOCUMENTS ARE BASED ON 2020 BUILDING CODE OF NEW YORK STATE.

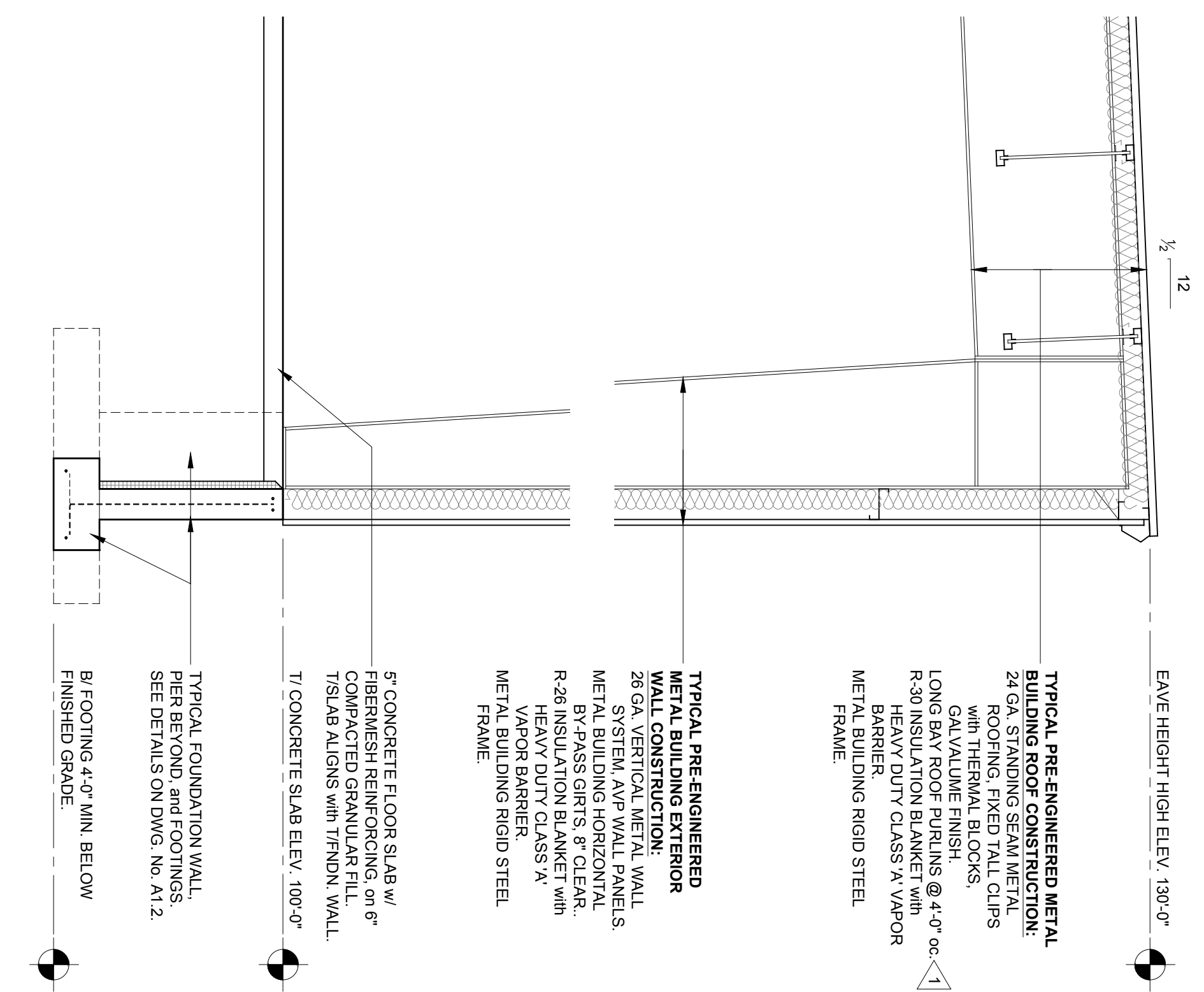
2. **ONE-HOUR FIRE-RATED DEMISING PARTITION, UL DESIGN No. U425:**
 6" 18 GA. GALVANIZED STEEL STUDS @ 16"oc with 5/8" TYPE 'X' G.W.B. AT BOTH SIDES.
 EXTEND FULL HEIGHT UP TO ROOF DECK WITH SMOKE WALLS.
 USE 6" 20 GA. GALVANIZED STEEL BOTTOM TRACK.
 SECURE TO CONCRETE SLAB WITH STEEL PINS @ 24"oc.
 USE 6" 12 GA. GALVANIZED STEEL DEFLECTION TRACK AT TOP.
 INSTALL 3 ROWS OF HORIZONTAL BRACING.

3. **ONE-HOUR FIRE-RATED PARTITION, UL DESIGN No. U419:**
 3 1/2" x 3 1/2" 162-43 (18 GA.) GALV. STEEL STUDS AT 16"oc WITH 5/8" TYPE 'X' G.W.B. AT BOTH SIDES, 10'-0" WALL HEIGHT. ALIGN STUDS BENEATH CEILING JOISTS. TYPICAL AROUND OFFICE AREAS.

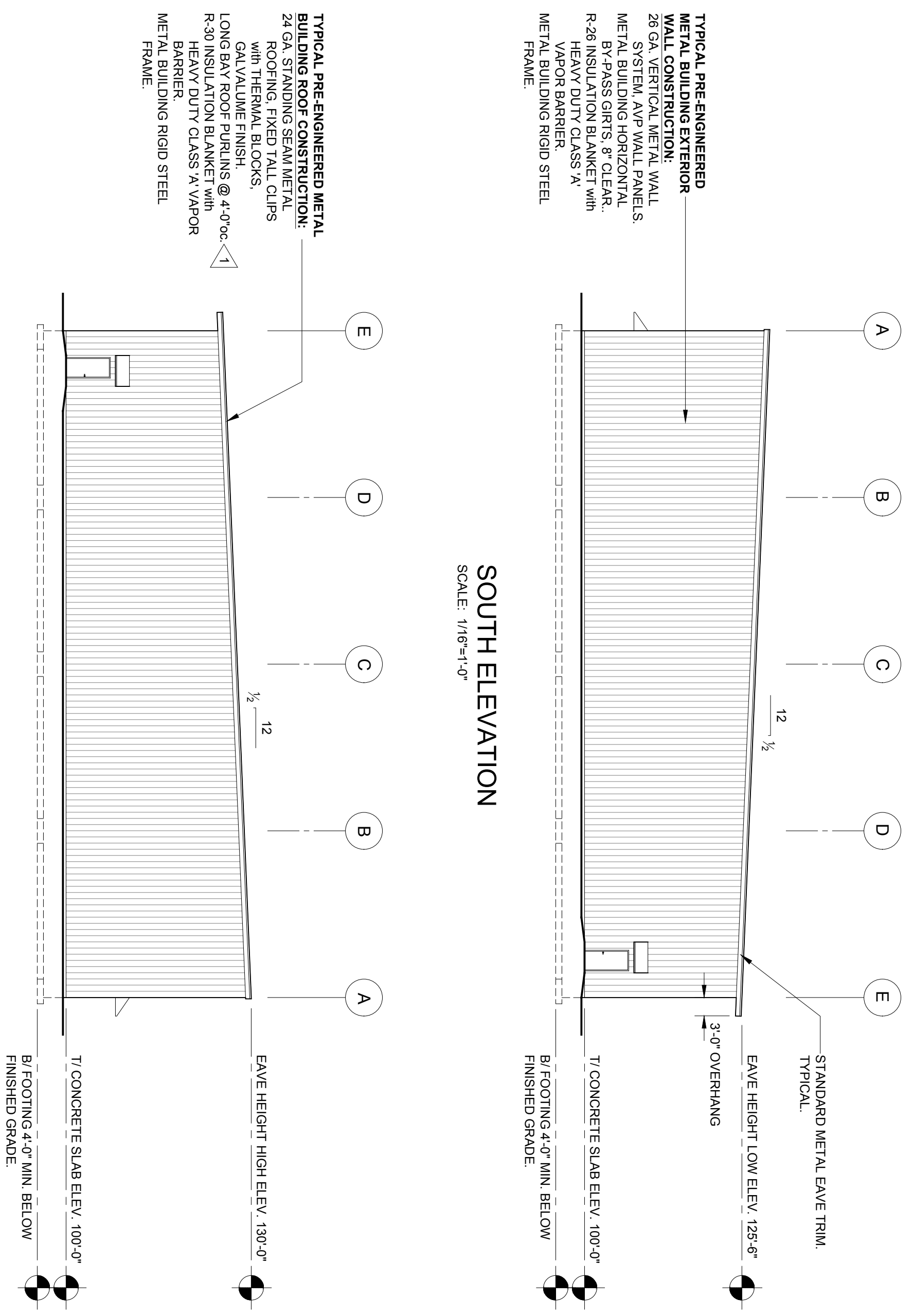
TACTILE SIGNS:
 ALL TACTILE SIGNS ARE TO BE INSTALLED AS PER THE BODYS BOTTOM OF SIGNS @ 48" A.F.F., TYP.

1. "EXIT"
 2. "MEN'S RESTROOM"
 3. "OFFICE"
 4. "WAREHOUSE"
 5. "WOMEN'S RESTROOM"

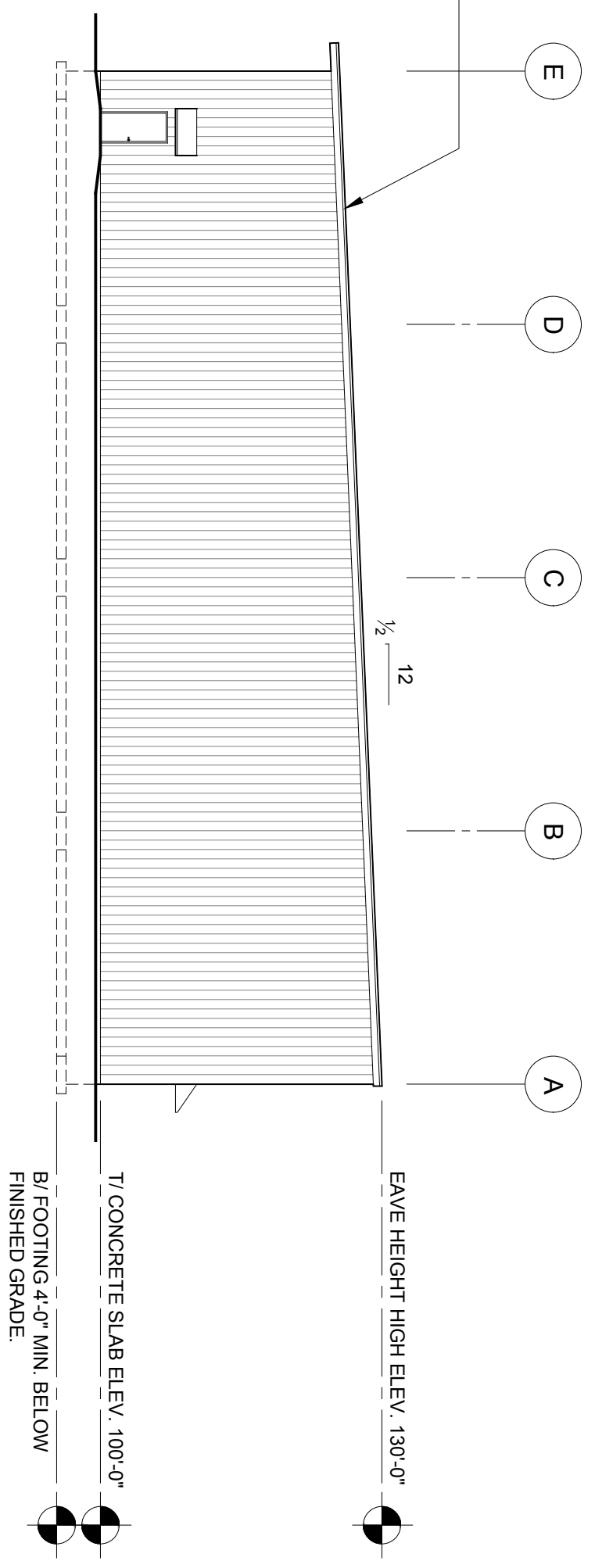
UL DESIGN No. U425:
 1. **ONE-HOUR FIRE RATED CEILING AT OFFICE AREAS:**
 6" 800S200-54 (16 GA.) GALV. STEEL CEILING JOISTS AT 16"oc, 1" 20 GA STRAPPING INSTALLED AT TOP and BOTTOM FLANGES AT 8"oc ACROSS CEILING SPAN. TYPICAL PASTER FOR CEILING FRAMING IS #10-16 TYP. SPACING IS 24"oc AT EACH END OF CEILING JOISTS.
 ALIGN WALL STUDS BENEATH CEILING JOISTS.
 5/8" TYPE 'X' G.W.B. AT TOP SIDE, 2 LAYERS 1/2" TYPE 'X' G.W.B. AT BOTTOM SIDE.
 6" 800S162-43 (18 GA.) GALV. STEEL CEILING JOISTS AT 16"oc WITH 5/8" G.W.B. AT TOP SIDE. TYPICAL AT HC TOILETS.



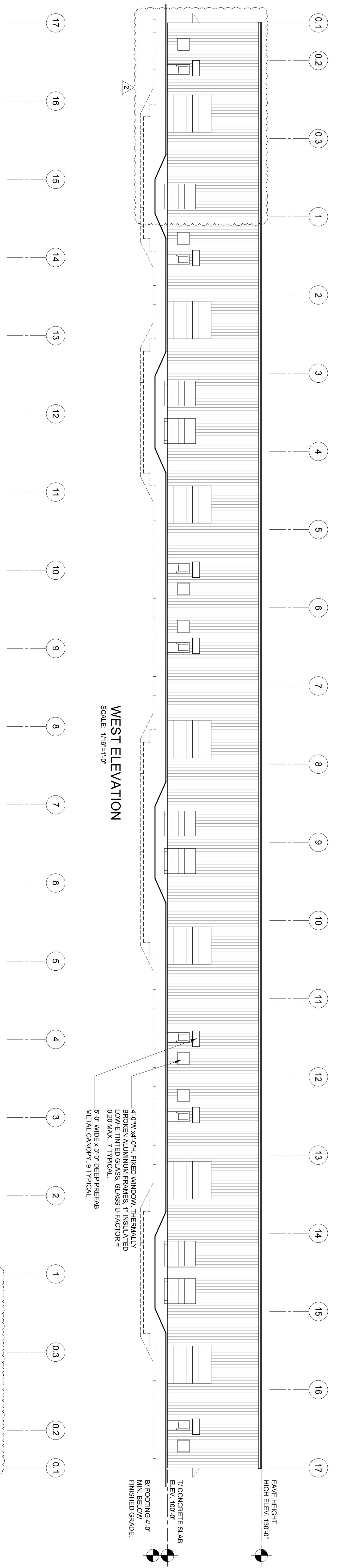
TYPICAL WALL SECTION
SCALE: 3/8"=1'-0"



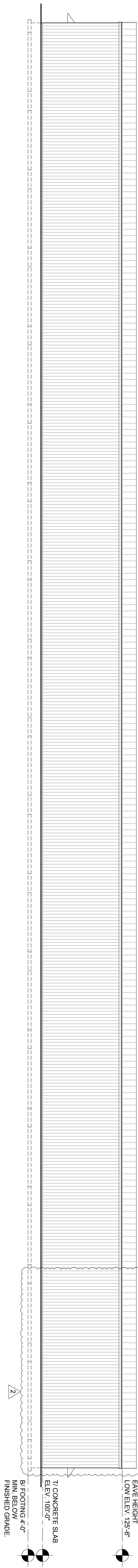
SOUTH ELEVATION
SCALE: 1/16"=1'-0"



NORTH ELEVATION
SCALE: 1/16"=1'-0"



WEST ELEVATION
SCALE: 1/16"=1'-0"



EAST ELEVATION
SCALE: 1/16"=1'-0"



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113 TABOR ROAD
TOWN of HALFMOON, SARATOGA COUNTY, NEW YORK

REVISIONS

1	489029 50 BAY SPACING REV.
2	109322 62X108 ADDITION.

DATE: DECEMBER 20, 2021
SCALE: AS NOTED
DWG. BY: www.mpkparchitectural.com
CHECKED BY: MPB
DRAWING NO.:

EXTERIOR ELEVATIONS
A3.1
DRAWING 4 of 5