

# 87,150 SF

INDUSTRIAL MANUFACTURING SPACE

## FOR LEASE

49 GEYSER ROAD, SARATOGA SPRINGS, NY 12866



8 DOCKS



RAIL SPUR  
CAPABLE



IMMEDIATELY  
AVAILABLE



**STANDBROKERAGE**  
COMPANY

4 Executive Park Drive  
Albany, NY 12203  
[standardbrokerageco.com](http://standardbrokerageco.com)

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## PROPERTY OVERVIEW

|                  |                                                                                                                                                                                                                                                      |
|------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Construction     | Pre-Engineered Metal and Masonry                                                                                                                                                                                                                     |
| Roof             | Rubber                                                                                                                                                                                                                                               |
| Building Size    | 216,320 SF                                                                                                                                                                                                                                           |
| Available Space  | 87,150 SF                                                                                                                                                                                                                                            |
| Lot Size         | 29.15 Acres                                                                                                                                                                                                                                          |
| Lease Rate       | \$5.00/SF                                                                                                                                                                                                                                            |
| Estimated NNN    | \$1.65/SF (est.)                                                                                                                                                                                                                                     |
| Delivery         | Immediately Available                                                                                                                                                                                                                                |
| Loading          | 8 Docks with ability to add OHD                                                                                                                                                                                                                      |
| Trailer Parking  | 89 Spaces (expandable)                                                                                                                                                                                                                               |
| Ceiling Height   | 20' Clear                                                                                                                                                                                                                                            |
| Columns          | 40' x 40'                                                                                                                                                                                                                                            |
| Fire Suppression | <ul style="list-style-type: none"><li>• Sprinkler system specifically designed for paper storage and manufacturing with significant capabilities</li><li>• 300,000 Gallon above ground storage tanks</li><li>• Fed by redundant fire pumps</li></ul> |
| Power            | <ul style="list-style-type: none"><li>• On site 34.5kVA Customer owned substation</li><li>• Existing Service – 480v 3 Phase 4,000 Amps</li><li>• Service can be expanded from substation with additional transformers</li></ul>                      |
| Water            | <ul style="list-style-type: none"><li>• Existing 4" domestic waterline</li><li>• Existing 14" main at street providing accessibility for future expansion</li></ul>                                                                                  |



|          |                                                                       |
|----------|-----------------------------------------------------------------------|
| Sewer    | Existing line can be expanded to accommodate significant requirements |
| Gas      | 6" High Pressure Line                                                 |
| Lighting | Motioned sensed LED                                                   |
| Zoning   | General Industrial (IND-G),<br>City of Saratoga Springs               |

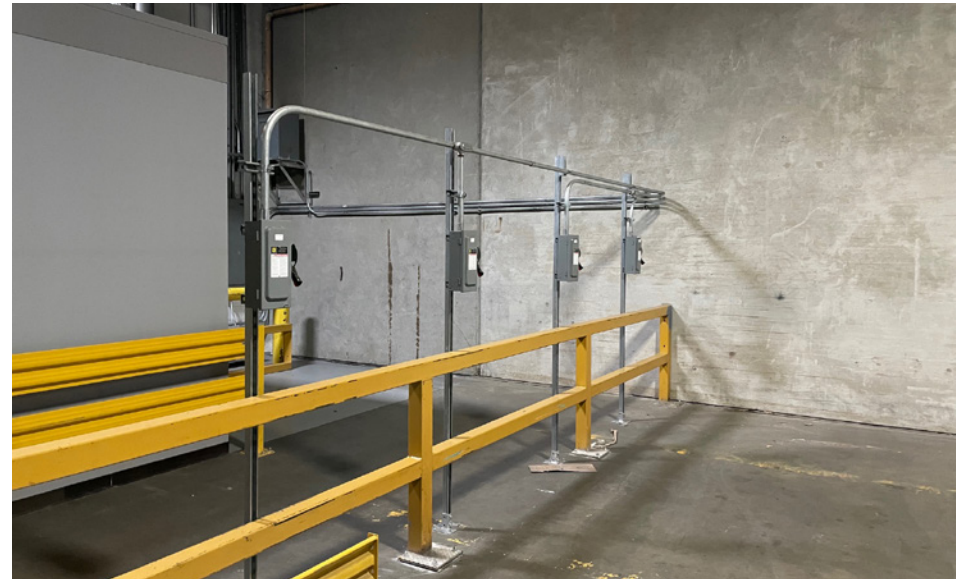
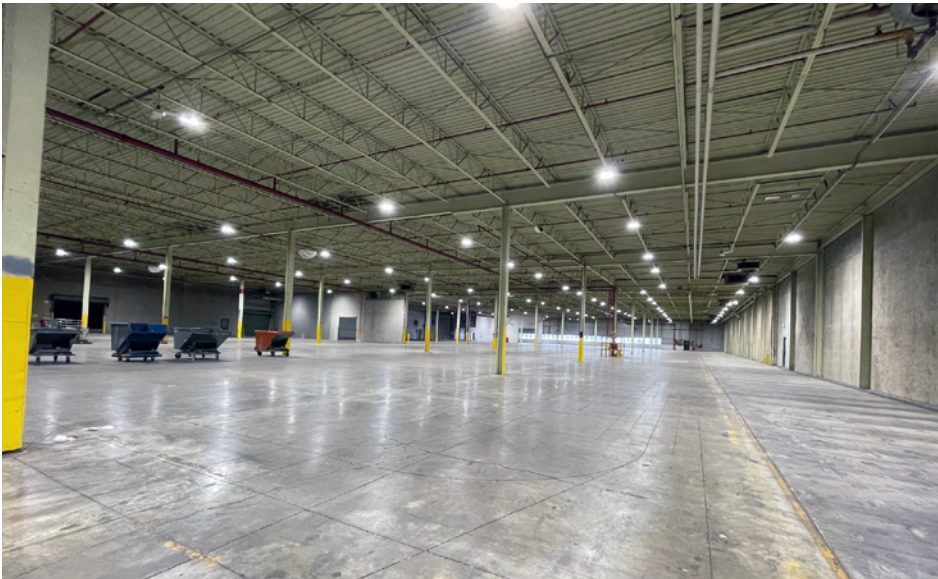


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**W.J. GRANDE INDUSTRIAL PARK**



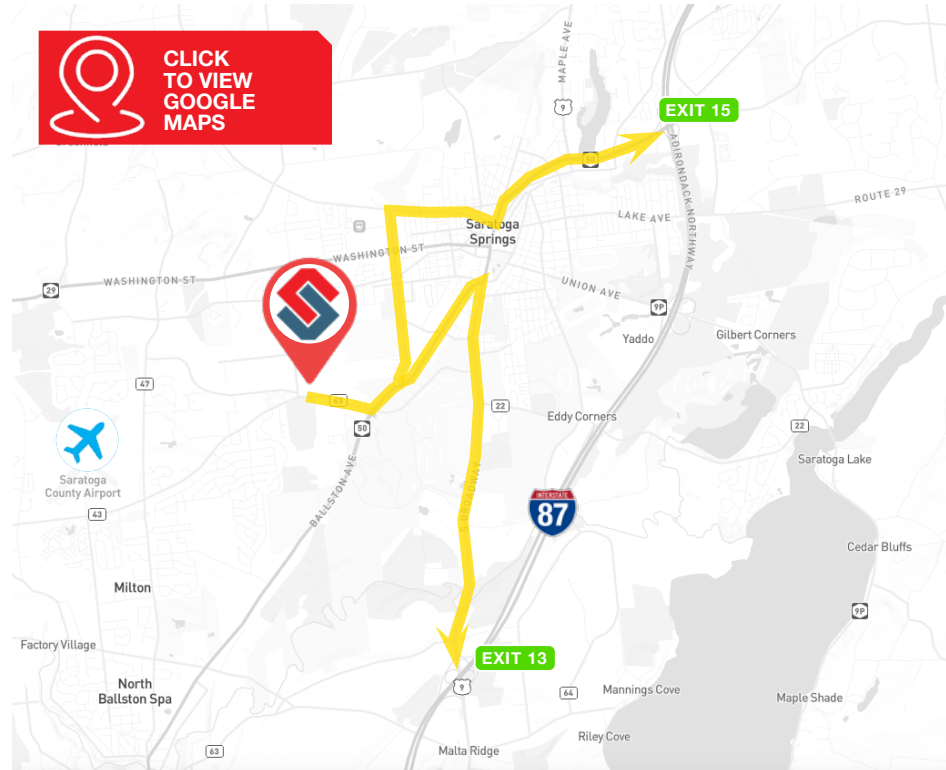
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## HIGHWAY ACCESS



|                         |          |
|-------------------------|----------|
| 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



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