

12,000 SF

FLEX INDUSTRIAL BUILDING

FOR LEASE

10 CORPORATE DRIVE, CLIFTON PARK, NY 12065



MODERN,
WELL-MAINTAINED
BUILDING



UNDER 2 MILES
TO I-87 (EXIT 9)



FULLY CLIMATE
CONTROLLED



STANDBROKERAGE
COMPANY
4 Executive Park Drive
Albany, NY 12203
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PROPERTY OVERVIEW

Construction	Pre-Engineered Metal and Masonry
Roof	Metal
Year Built	2002
Building Size	±12,000 SF
Warehouse	±7,500 SF
Office	4,500 SF
Lot Size	1.11 Acres
Asking Rent:	\$14.00/SF NNN
Loading	1 Dock and 1 Van
Ceiling Height	16'
Column Spacing	40' x 40'
Parking	35 Spaces
Lighting	LED
Electrical	3 Phase, 400 Amp
Sprinkler	Wet
Zoning	PDD, Town of Halfmoon
Utilities (Gas & Electric)	National Grid
Water and Sewer	Municipal
Delivery	January 1, 2025



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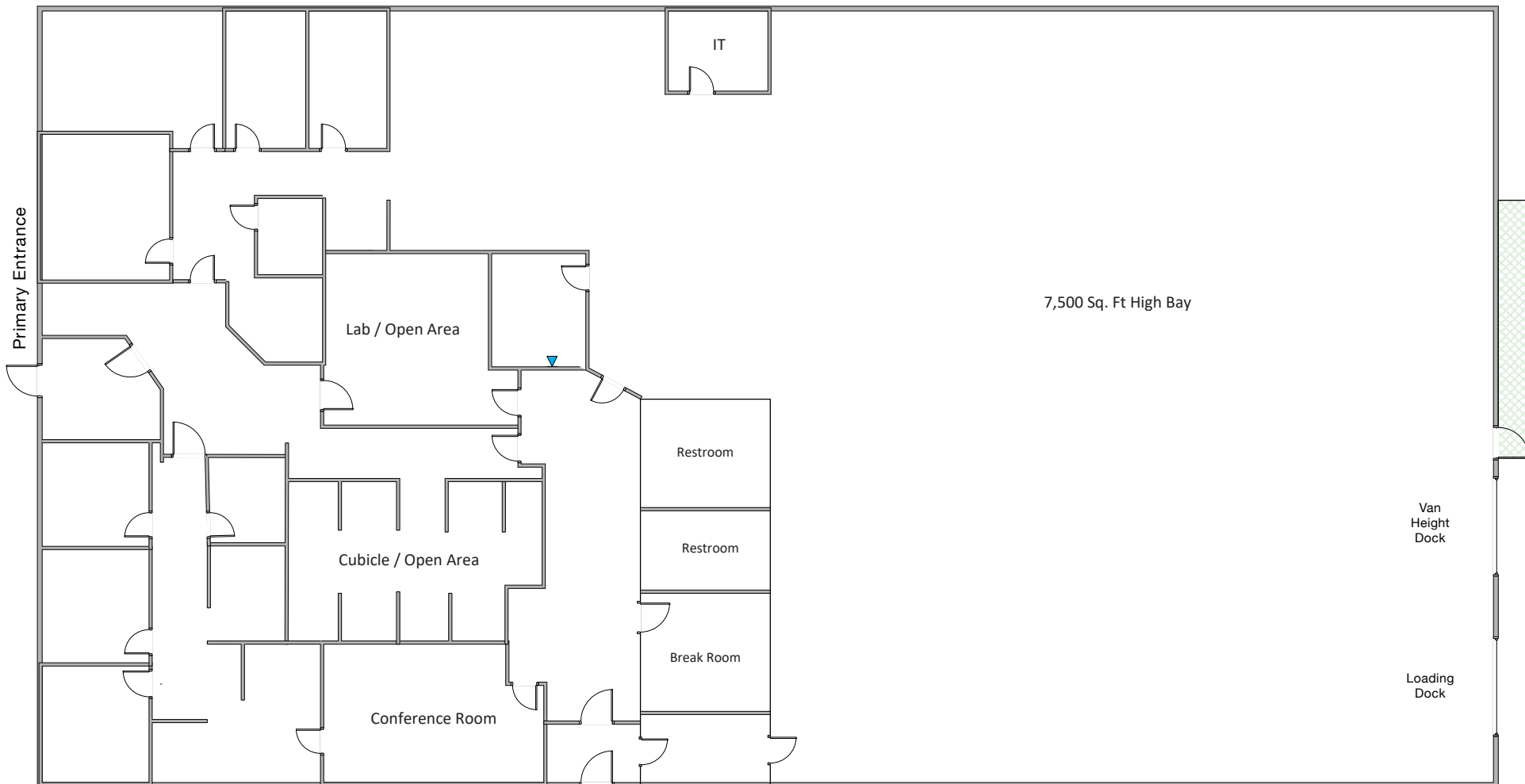


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Driveway and Side Parking Lot

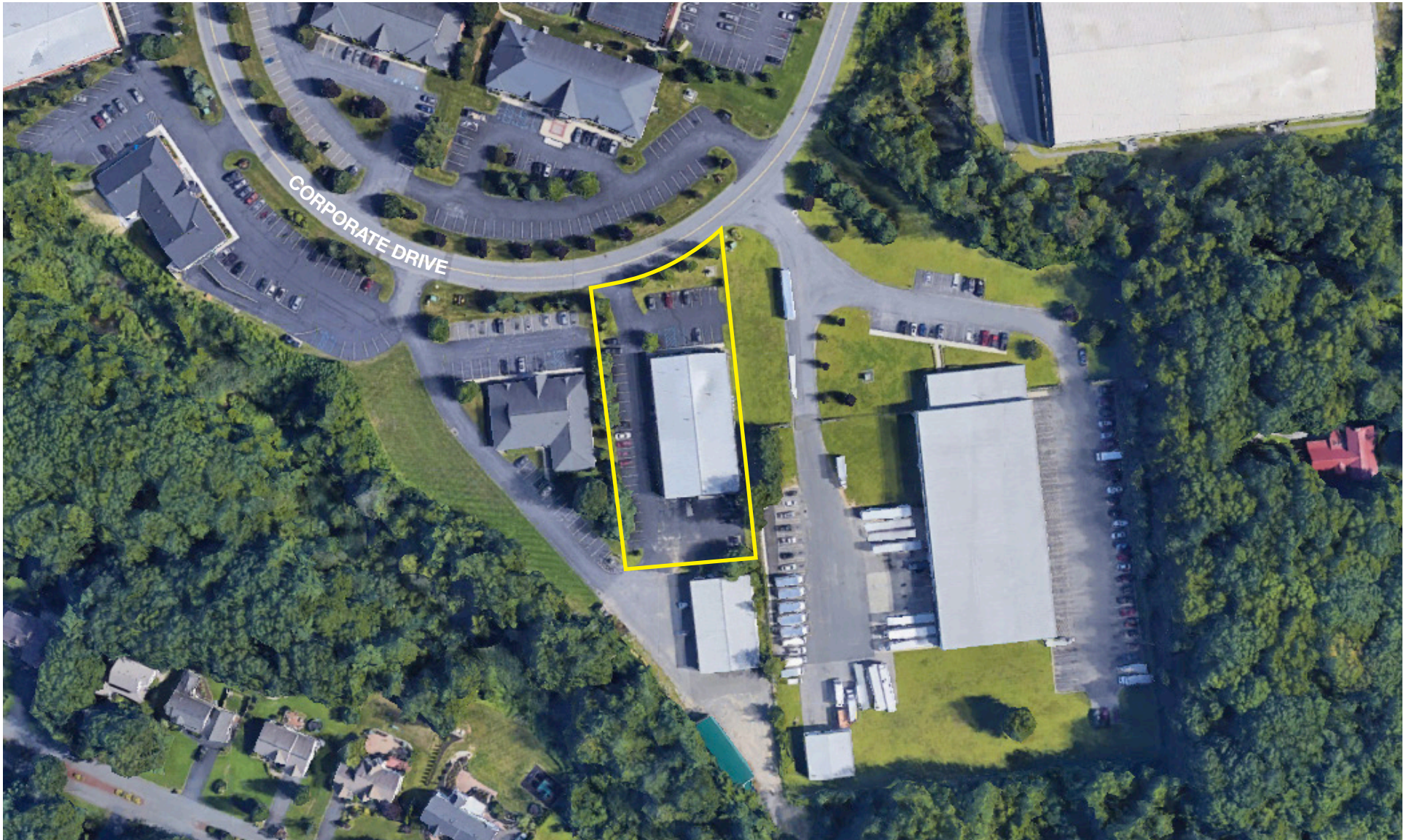


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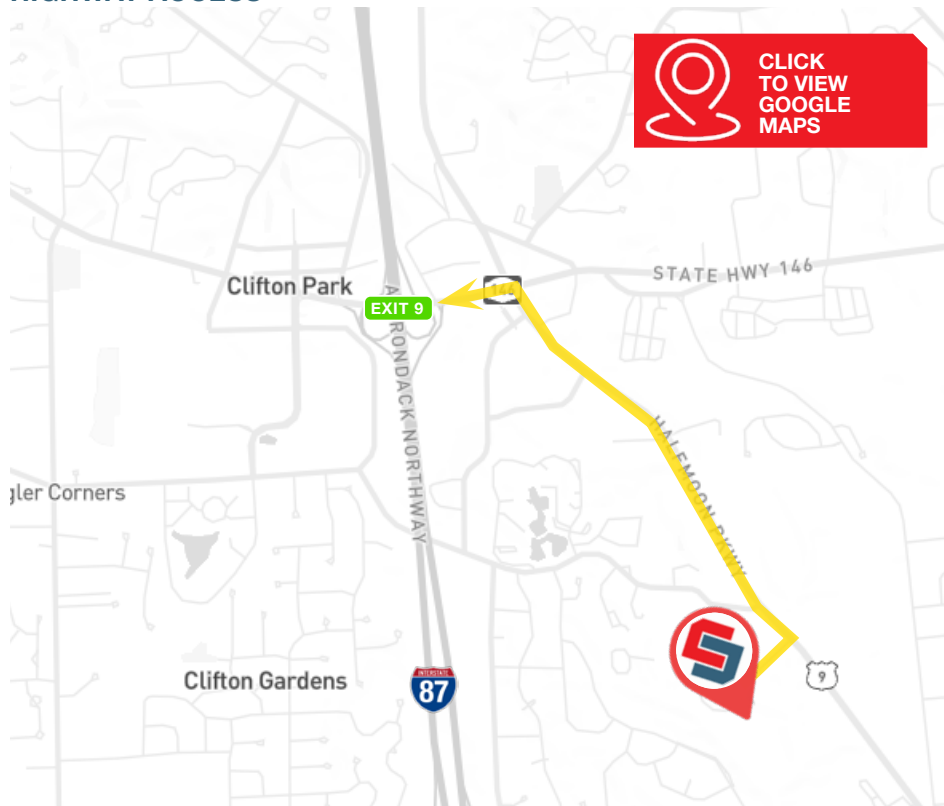
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HIGHWAY ACCESS



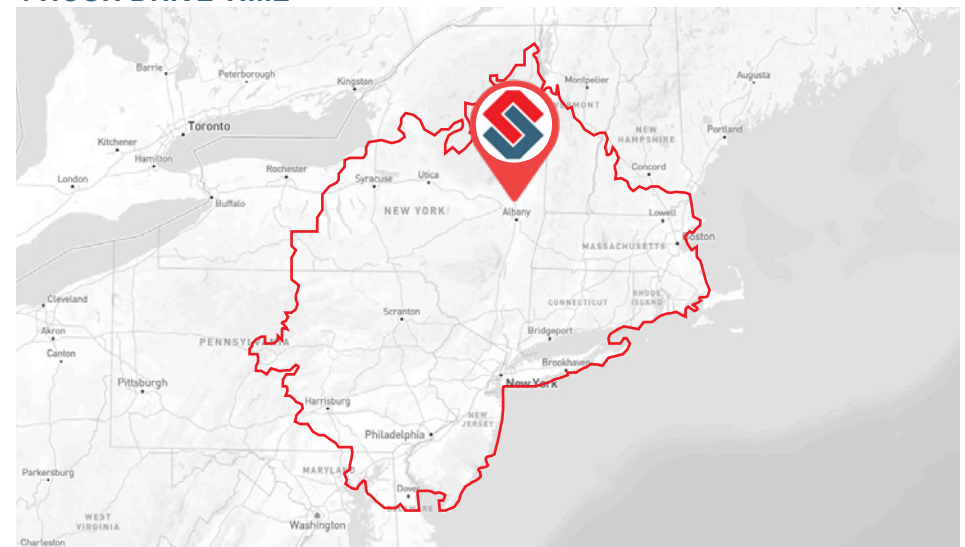
Downtown Albany	±19 miles
Albany International Airport	±12 miles
Saratoga County Airport	±17 miles
I-87 (Exit 9)	Under 2 miles

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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