

APPROVED

45,000 SF WAREHOUSE PAD SITE

**FOR SALE
OR
LEASE**

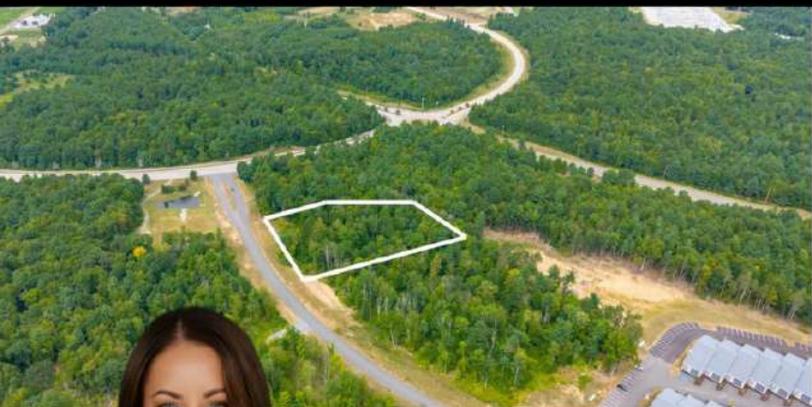


LOT 1 SHENANDOAH DRIVE

SARATOGA SPRINGS, NY

SALE PRICE: \$1,900,000.

LEASE PRICE: \$12 NNN



MEGHAN O'CONNOR
CALL / TEXT : 315.378.7710

Real Estate Associate Broker
(o) 518-724-5800
38 High rock Ave, Saratoga Springs, NY

kwPLATFORM

Each Office Is Independently Owned and Operated

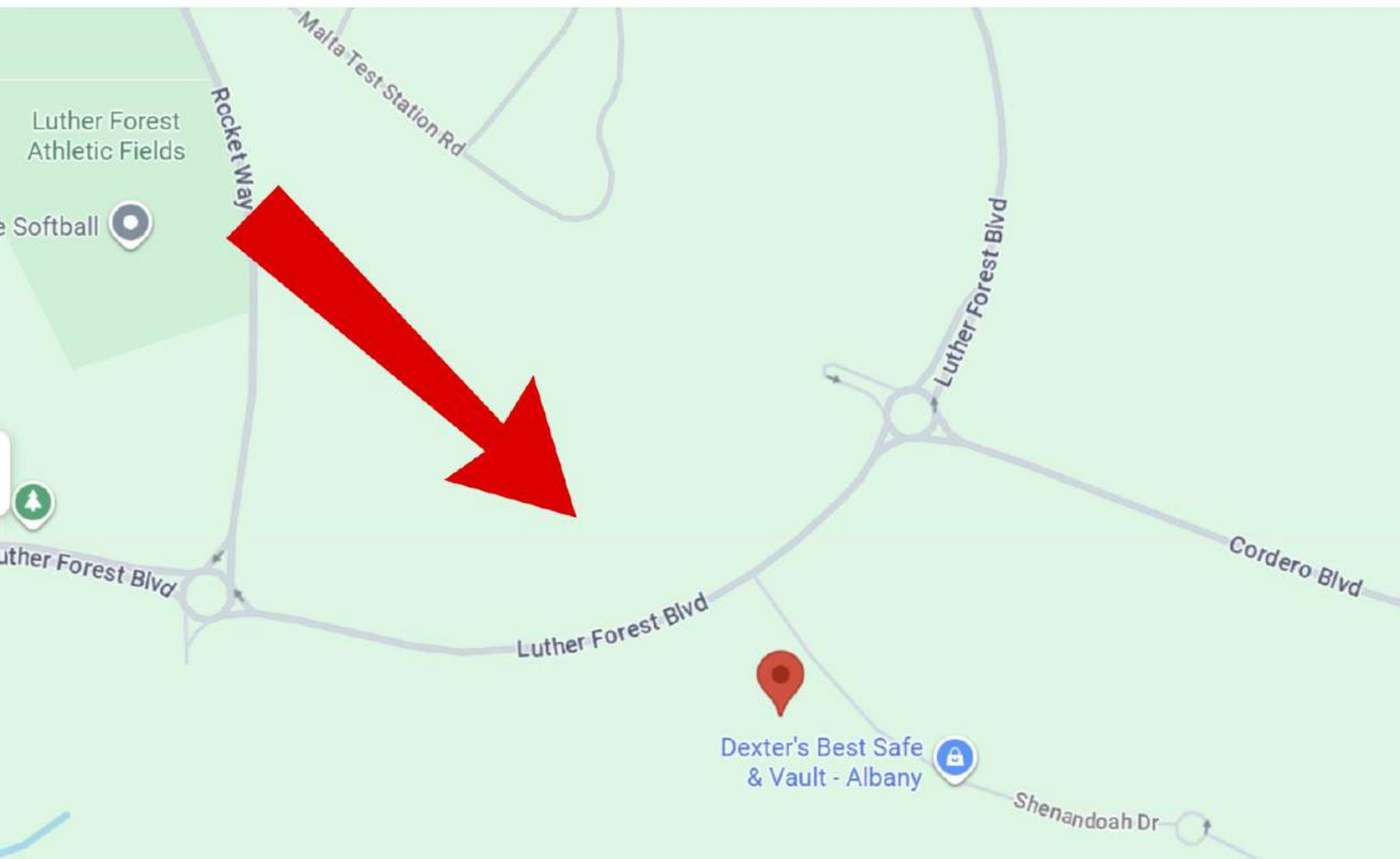
SITE OVERVIEW

45,000 SF WAREHOUSE PAD SITE

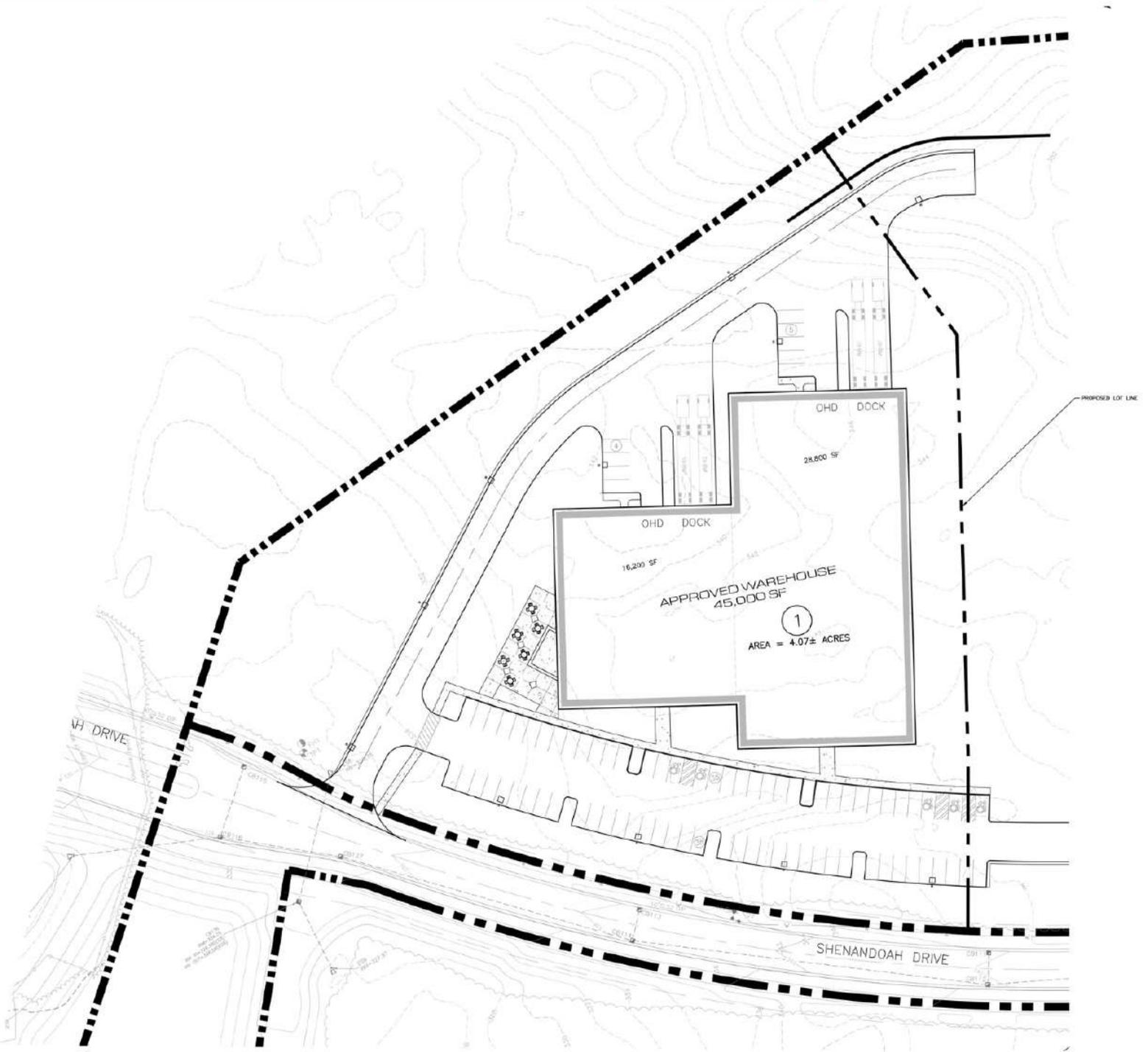
- **Location:** Luther Forest business park by Global Foundries.
- **Shovel-Ready.**
- **Lot size:** 4.07 Acres.
- **Utilites:** Public Water, sewer, natural gas, electric.
- **Easy Access:** Route 67 & I-87 (exits 11 & 12)
- **Potential:** Office, Flex space, Build to suit, 3 phase electrical, 14' overhead doors, ample parking.
- **Green space** included.
- **Options:** land purchase or build-to-suit lease.
- **Ownership** open to deal structures.

LOCATION

Prime Development off Luther Forest BLVD



PROPOSED SITE PLAN



LOT 1- PROPOSED LOT LINE ADJUSTMENT