

# ARNOFF GLOBAL LOGISTIC CENTER

## 10 STONEBREAK ROAD

PRIME WAREHOUSE/ DISTRIBUTION/ MANUFACTURING LOCATION

MALTA, NY 12020

### 100,000 SF FOR LEASE



## DELIVERY 3RD QUARTER 2022

**GORDON HEEPS**

Principal Broker

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**ALEX KUTIKOV**

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**ARNOFF**  
MOVING+STORAGE+RIGGING  
*Exceeding Customer Expectations  
since 1924*



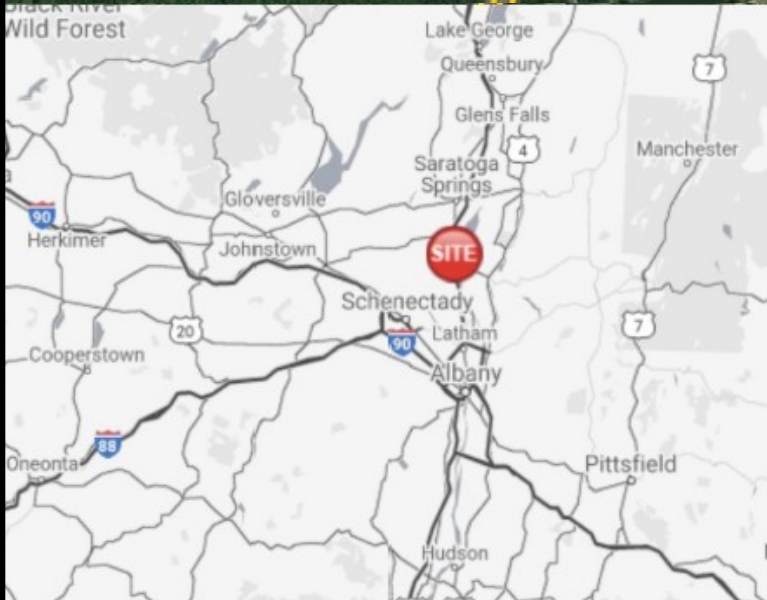
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### LOCATION



### LOCATION ADVANTAGES

**CENTRALLY LOCATED** WITHIN SOUTHERN SARATOGA COUNTY, CAPITAL DISTRICT.

**1.5 MILES** FROM EXIT 12, I-87.

**3 MILES** FROM EXIT 11, I-87.

**GLOBAL FOUNDRIES** PHASE 1 - 2 MIL SF. CENTER 3,000 EMPLOYEES. EXPANDING PHASE 2 - 1,000 EMPLOYEE. TOTAL 4,000 EMPLOYEES 2022.

**ABUNDANT AREA AMENITIES** INCLUDING RESTAURANTS, RETAIL AND SERVICE BUSINESSES.

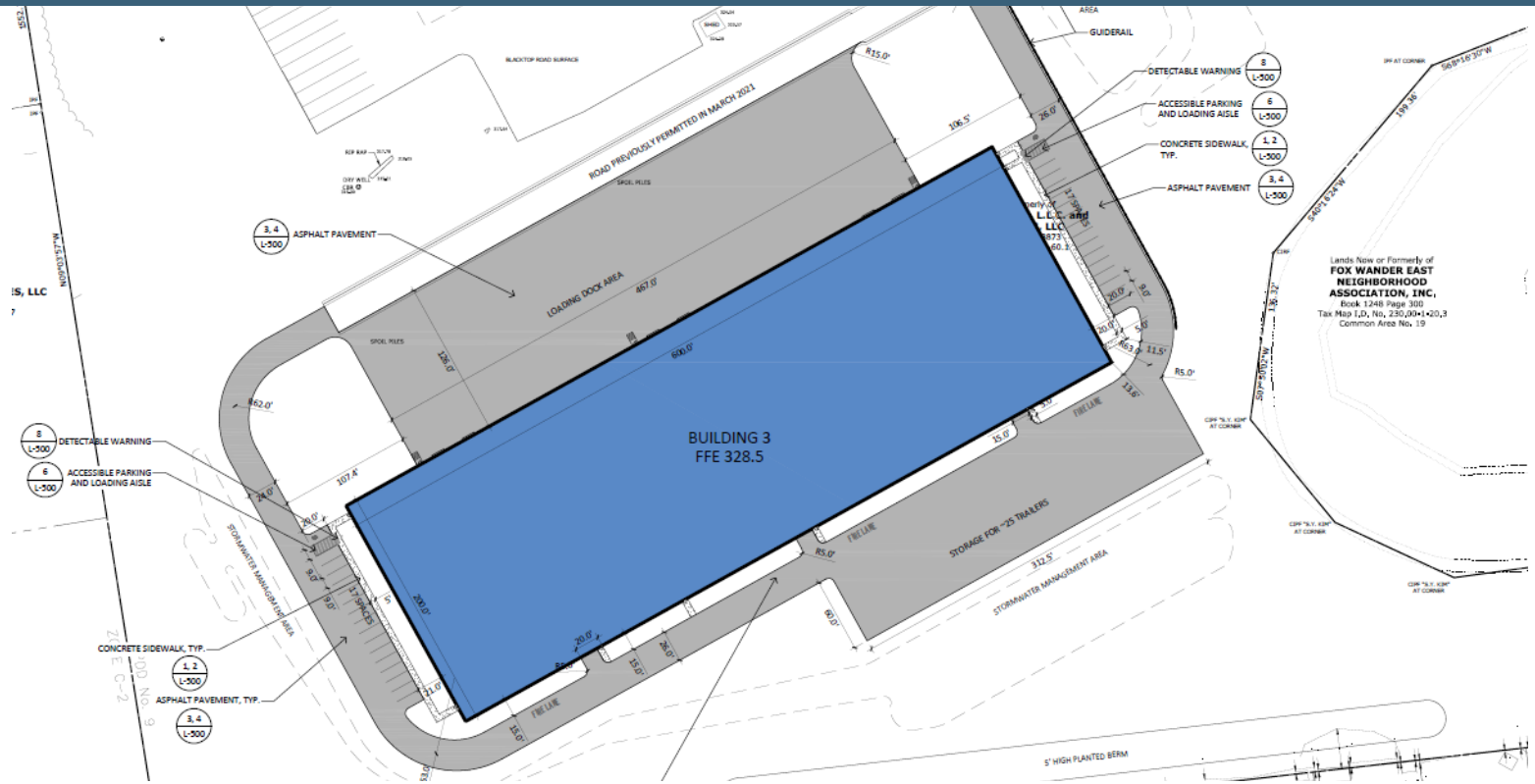
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### PROPERTY INFORMATION



**120,000** SQUARE FEET    **36'** EAVE HEIGHT    **200'** BUILDING DEPTH    **34+/-** CAR PARKS    **25+/-** TRAILER PARKS

BUILDING SIZE	120,000 Square Feet	WATER	Municipal with 12" main
AVAILABLE	100,000 Square Feet (Divisible)	SEWER	Public with a forced main
RENT	Call For Pricing	DELIVERY	3rd Quarter 2022
SPRINKLER	ESFR Sprinkler - allow stacking to 32'	DOCK DOORS	6 Dock Doors
EAVE HEIGHT	36' Eave Height	COLUMN SPACING	25' x 50'
ELECTRIC	480 Volt / 1,000 AMP / 3 Phase	OVERHEAD DOOR	3 at grade overhead door

**TENANT SPECIFIC SPACE REQUIREMENTS CAN BE EASILY MET PRIOR TO BUILDING CONSTRUCTION.**  
**GROUND BREAKING FOR THE PROJECT IS ANTICIPATED FOR SPRING OF 2022 AND SPACE DELIVERY 3RD QTR.**

RedMark Realty, LLC | 518.952.7500 | 7 Southside Drive, Ste 200, Clifton Park, NY 12065 | Logos are for identification purposes only may be trademarks of their respective companies.

This map was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

## MALTA, NY 12020

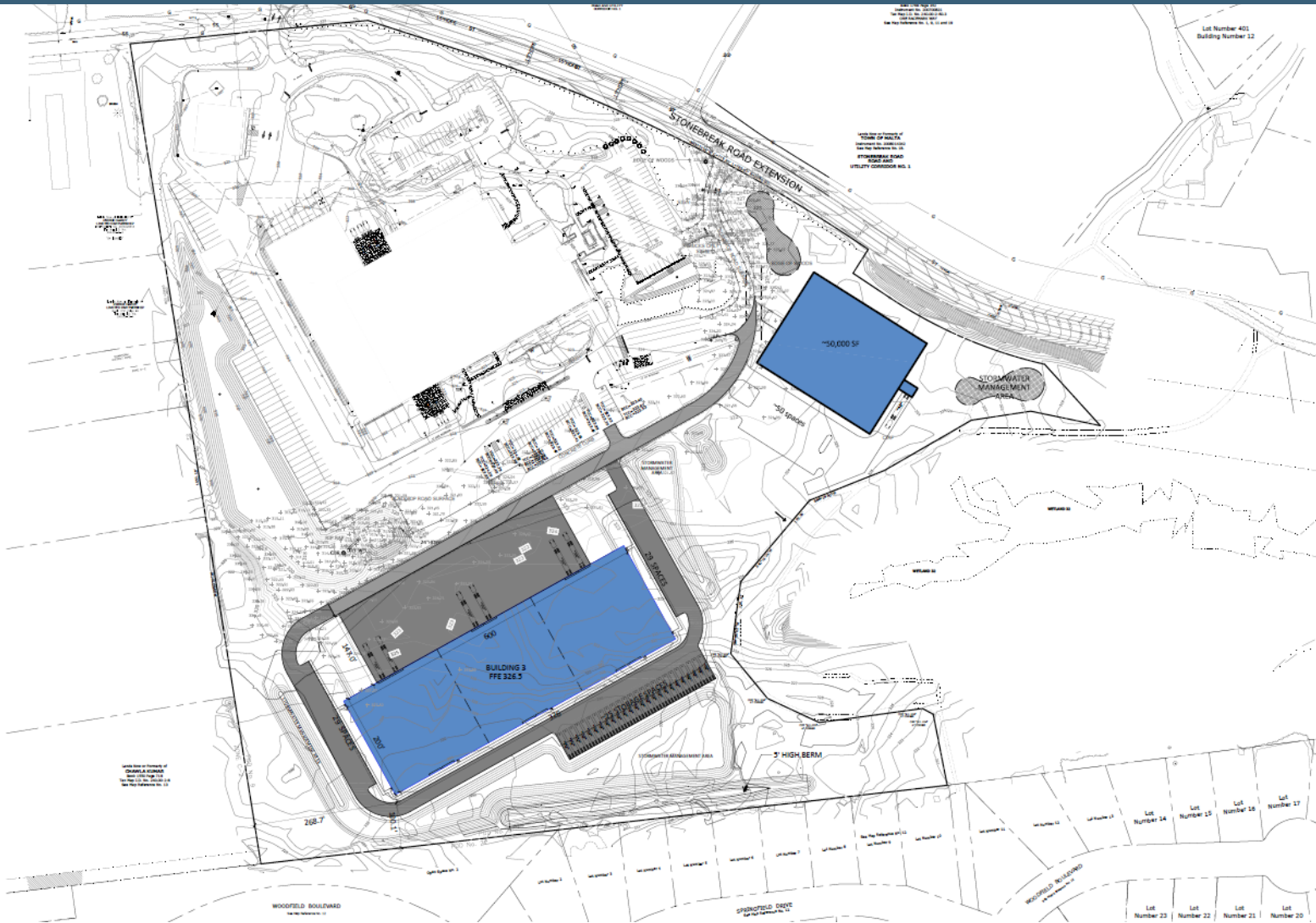
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## ADDITIONAL 50,000 SF PAD AVAILABLE



## CALL FOR MORE INFORMATION.

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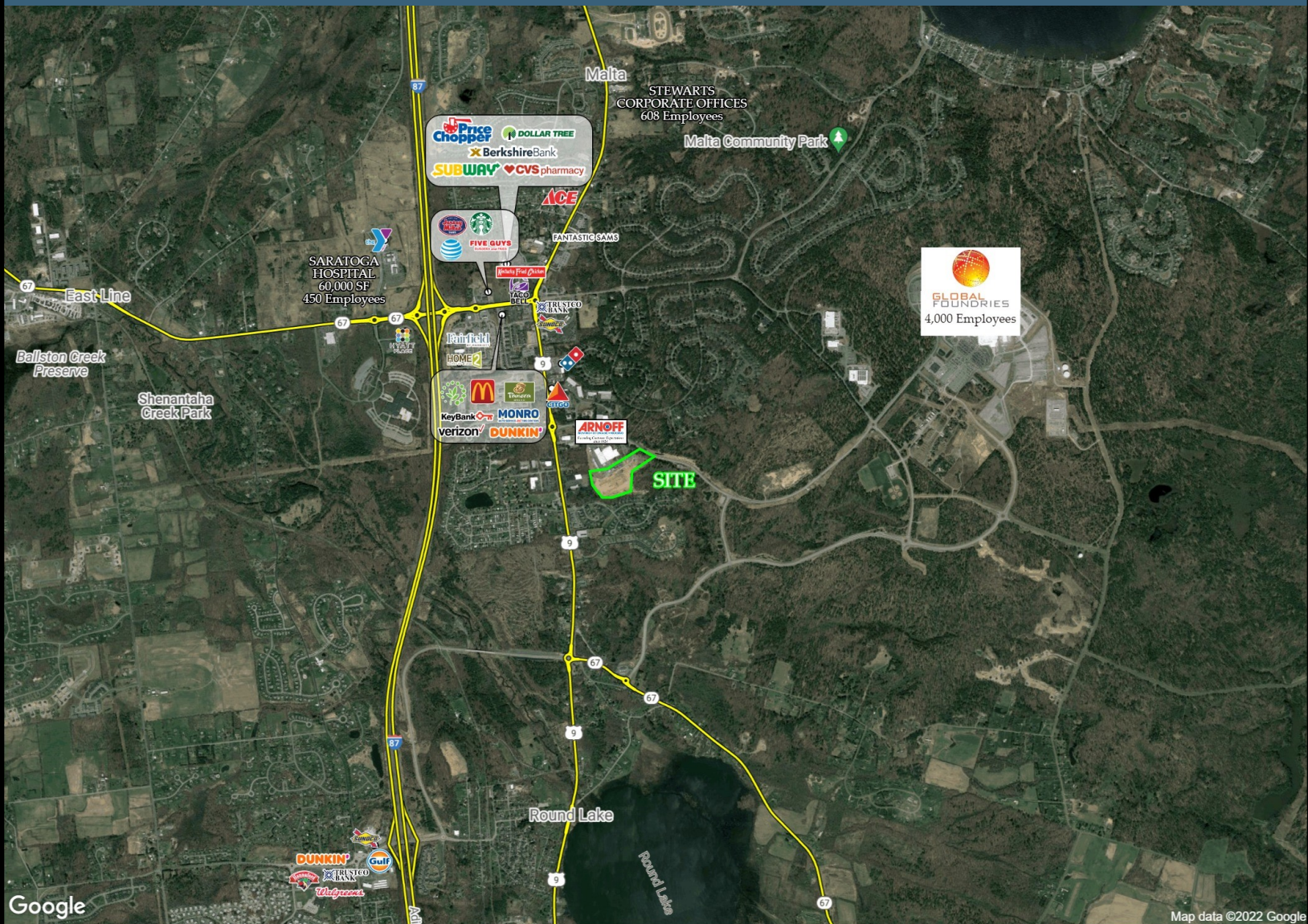
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### OVERALL MARKET



#### GORDON HEEPS

Principal Broker

O: 518.952.7500 x 101

Info@redmarkrealty.com

#### ALEX KUTIKOV

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Adj. Daytime Demographics  
Age 16 Years or Over

24,023



Total Households

16,383



5 Year Pop Growth  
(Total %)

2.2 %

DEMOGRAPHICS	1 mi radius	3 mi radius	5 mi radius
Population	2,833	17,358	38,287
Average HH Income	\$108,634	\$103,347	\$108,082
Population Median Age	44.1	42.4	42.6