

4,488 SF
WAREHOUSE SPACE

FOR SUBLEASE

5 FAIRCHILD SQUARE, CLIFTON PARK, NY 12065



4,488 SF OF
MODERN FLEX
SPACE



UNDER 0.5 MILES
FROM EXIT 10 ON
I-87



SUBLEASE
THROUGH
APRIL 2028



STANDARD BROKERAGE
COMPANY
4 Executive Park Drive
Albany, NY 12203
standardbrokerageco.com

TYLER CULBERSON, SIOR
President & Principal Broker
M: (518) 857-0586
O: (518) 618-0590, ext. 402
E: tculberson@standardbrokerageco.com

SHAUN MCDONNELL
Licensed Real Estate Salesperson
M: (203) 209-5095
O: (518) 618-0590, ext. 403
E: smcdonnell@standardbrokerageco.com

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Property Overview

Construction	PEMB
Roof	Metal
Building Size	40,000 SF
Available Space	4,488 SF
Lot Size	3.08 Acres
Lease Rate	\$8.50p/sf Mod Gross
Loading	1 Dock, 1 OHD (Common loading area)
Ceiling Height	25' clear span
Utilities	National Grid Gas and Electric
Water and Sewer	Municipal - Town of Clifton Park
Delivery	Negotiable
Zoning	Light Industrial 1 (L-1)

Notes: Sublease runs through April 30, 2028 and features 3% annual escalations.



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E: smcdonnell@standardbrokerageco.com

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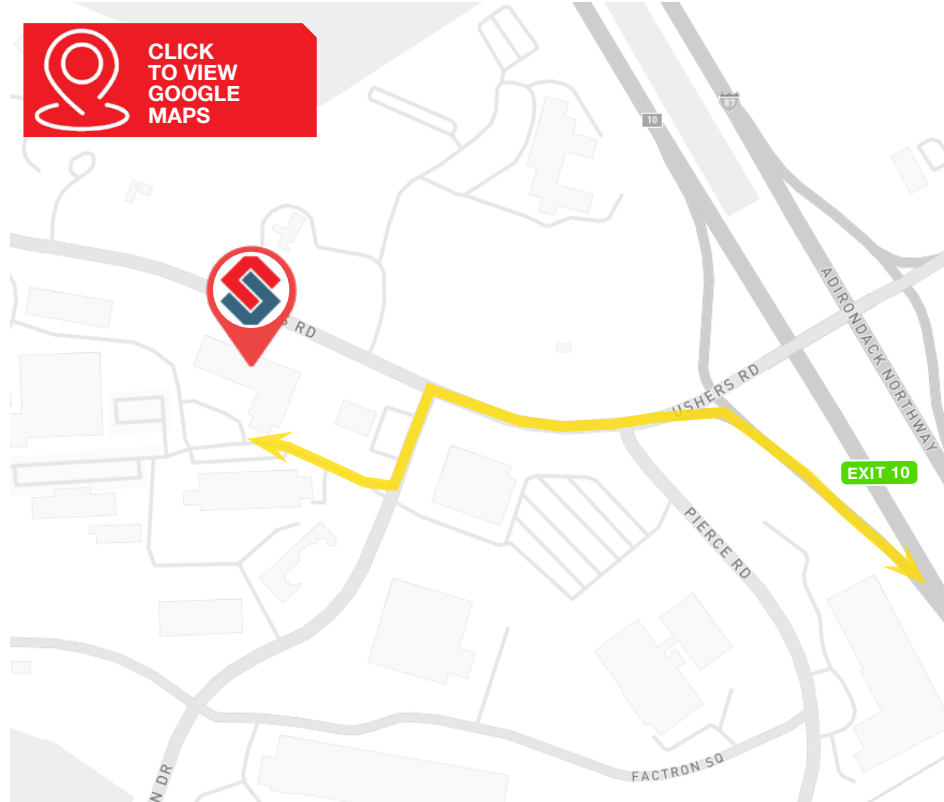
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HIGHWAY ACCESS



Downtown Albany	±23 miles
Albany International Airport	±13 miles
I-87 (Exit 10)	±.6 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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