

55,625 SF

LIGHT MANUFACTURING FACILITY

FOR LEASE

107 PIERCE ROAD, CLIFTON PARK, NY 12065



PAVED OUTDOOR
STORAGE YARD



IMMEDIATE
ACCESS TO I-87
AT EXIT 10



HEAVY POWER
(1000 AMP,
3 PHASE SERVICE)



**STANDARD BROKERAGE
COMPANY**
4 Executive Park Drive
Albany, NY 12203
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PROPERTY OVERVIEW

Construction	PEMB
Roof	TPO
Building Size	55,625 SF
Lot Size	6.16 Acres
Asking Rent:	\$5.50/SF NNN
NNNs	\$2.50/SF Estimated
Parking	Approx. 40 spaces
Docks	3 Docks
OHDs	3 (1) 14' h X 18' w, (1) 14' h X 12' w, (1) 14' h X 20' w
Ceiling Height	16' - 18'3"
Columns	40'x40'
Power	Three Phase, 1000 Amp
Lighting	LED
Sprinkler	None
Utilities (Gas & Electric)	National Grid
Water & Sewer	Municipal
Zoning	Industrial (06), Town of Clifton Park
Delivery	Immediate



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APPLICANT

SPA CITY VOLLEYBALL CLUB, LLC
BRAD THOMAS
(518) 212-7633

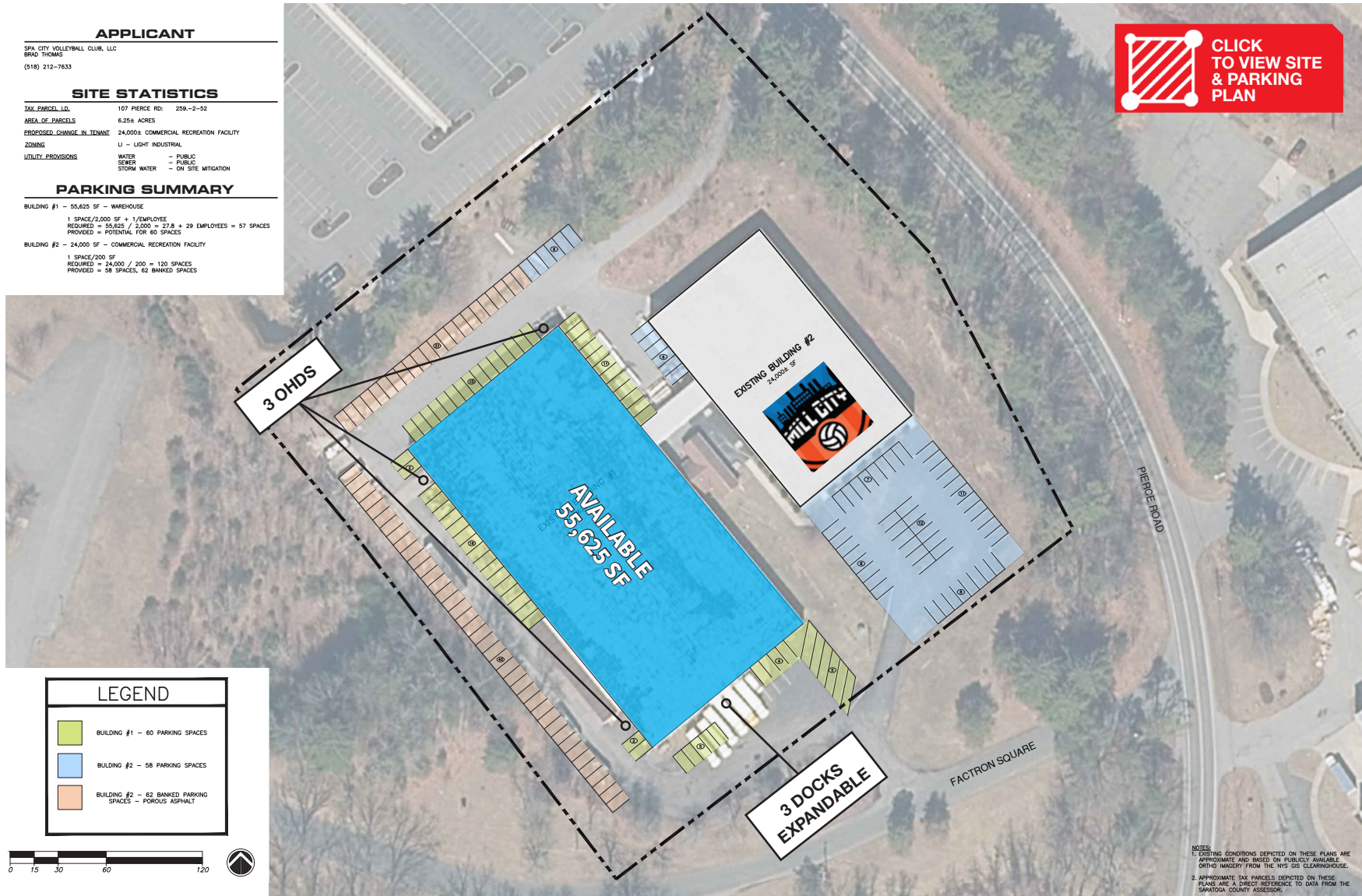
SITE STATISTICS

TAX PARCEL I.D. 107 PIERCE RD: 258-2-52
AREA OF PARCELS 6.25± ACRES
PROPOSED CHANGE IN TENANT 24,000± COMMERCIAL RECREATION FACILITY
ZONING LI - LIGHT INDUSTRIAL
UTILITY PROVISIONS
WATER - PUBLIC
SEWER - PUBLIC
STORM WATER - ON SITE MITIGATION

PARKING SUMMARY

BUILDING #1 - 55,625 SF - WAREHOUSE
1 SPACE/2,000 SF + 1/EMPLOYEE
REQUIRED = 55,625 / 2,000 = 27.8 + 29 EMPLOYEES = 57 SPACES
PROVIDED = POTENTIAL FOR 60 SPACES
BUILDING #2 - 24,000 SF - COMMERCIAL RECREATION FACILITY
1 SPACE/200 SF
REQUIRED = 24,000 / 200 = 120 SPACES
PROVIDED = 58 SPACES, 62 BANKED SPACES

 **CLICK
TO VIEW SITE
& PARKING
PLAN**



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HIGHWAY ACCESS



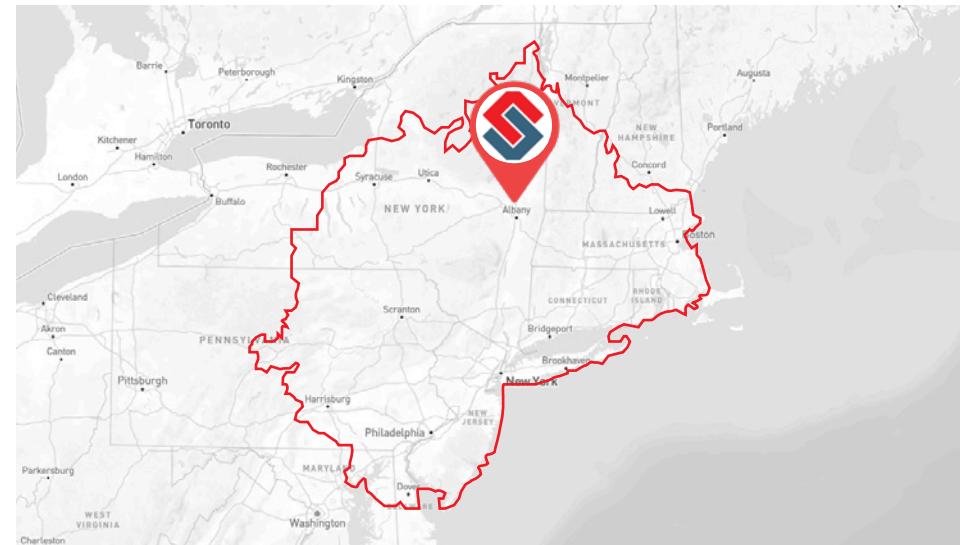
Downtown Albany	±20 miles
Albany International Airport	±14 miles
Saratoga County Airport	±13 miles
I-87 (Exit 10)	Immediate Access

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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