

Approved 45,000 SF Warehouse Pad Site

1 Shenandoah Drive, Saratoga
Springs, NY 12866

Listed at \$1,650,000.



Site Overview

Approved 45,000 SF Warehouse Pad Site

Updated zoning to include:

- cannabis retail dispensary,
- veterinary clinic,
- indoor/outdoor recreational facility

Site

- Located within Luther Forest Business Park, adjacent to GlobalFoundries
- Shovel-ready site with approvals in place
- 4.07 acres with flexible site configuration
- Full utilities available: public water, sewer, natural gas, electric
- 3-phase power capability

Access & Connectivity

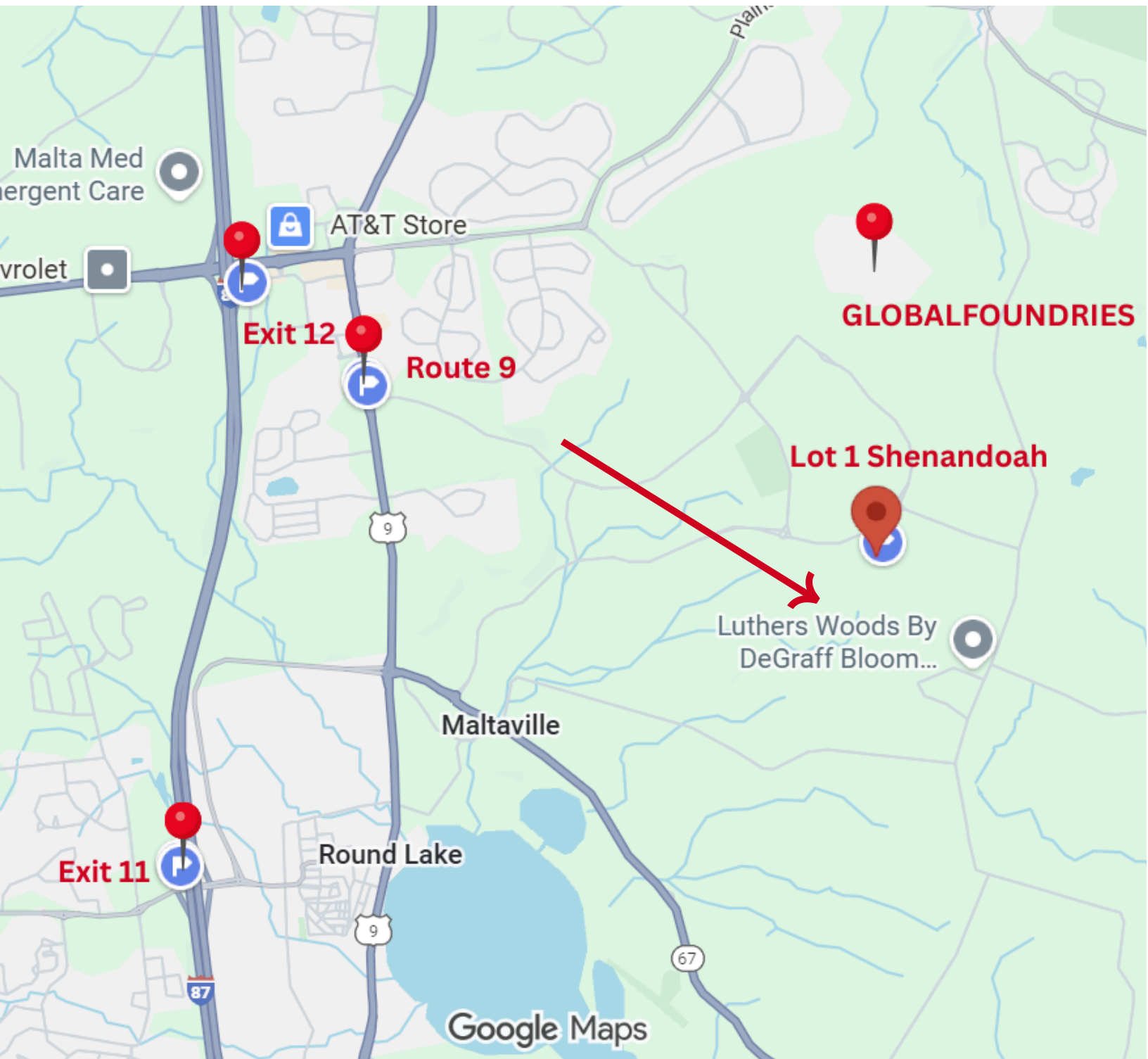
- Direct access to Route 67
- Immediate proximity to I-87 (Exits 11 & 12)
- Efficient regional connectivity to the Capital District and beyond

Development Optionality

- Ideal for warehouse, flex, or office-industrial
- Build-to-suit potential
- 14' overhead doors, ample parking, and green space incorporated
- Ownership open to multiple deal structures, including land sale or BTS lease

Location

- Prime Development off Luther Forest BLVD
- Adjacent to GlobalFoundries manufacturing campus
- Immediate access to I-87 North-South corridor
- Positioned within Luther Forest Business Park



Proposed site plan

Conceptual site plan illustrating an approved 45,000 SF warehouse layout. Final design subject to engineering and municipal review.



MEGHAN O'CONNOR
c: 315.378.7710

meghanoconnor@kw.com

**38 High Rock, Suite 3, Saratoga
Springs, NY, 12866**

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