

5,000-22,000 SF
OFFICE/INDUSTRIAL PARK

FOR LEASE

1315 ROUTE 146, CLIFTON PARK, NY 12148



**MULTIPLE
FLEXIBLE
CONFIGURATIONS**



**3.7 MILES FROM
1-87 (EXIT 9)**



**NEW
CONSTRUCTION**



**STANDBROKERAGE
COMPANY**
4 Executive Park Drive
Albany, NY 12203
standardbrokerageco.com

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PROPERTY OVERVIEW

Construction	PEMB
Roof	Metal
Building Size	159,300 SF
Available Space	5,000 - 45,000 SF
Office Space	BTS
Lot Size	23.48 Acres
Asking Rent:	\$7.50 - \$10.50/SF NNN
NNNs	\$1.50/SF Estimated
Lighting	LED
Sprinkler	Wet
Utilities (Gas & Electric)	National Grid
Water & Sewer	Municipal
Zoning	B-5 Corp Commerce
Delivery	Immediately Available

Address	Building Size	Available Space	Year Built	Asking Rent	Clear Height	Column Spacing	Loading
1307 Route 146	21,600	21,600	2024	\$10.50	22 - 24 Ft	25 x 50	4 Docks and 1 OHD
1309 Route 146	20,000	20,000	2024	\$10.50	22 - 24 Ft	25 x 50	4 Docks and 1 OHD
1319 Route 146	30,000	22,000	1988	\$7.50	18 Ft	Various	3 Docks and 1 OHD



CLICK
TO VIEW
FLOOR
PLANS



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 **CLICK
TO VIEW
PHOTOS**

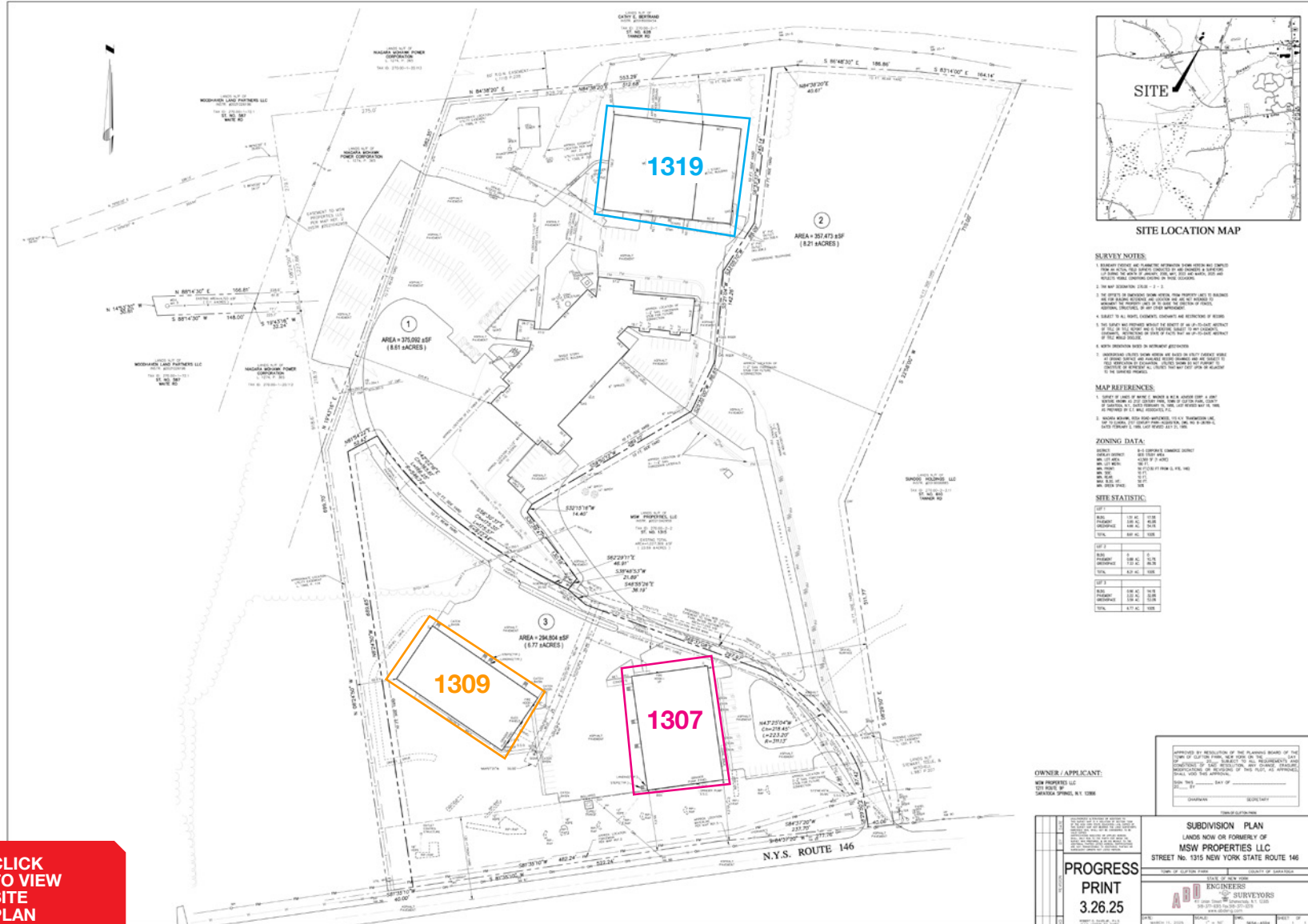


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HIGHWAY ACCESS



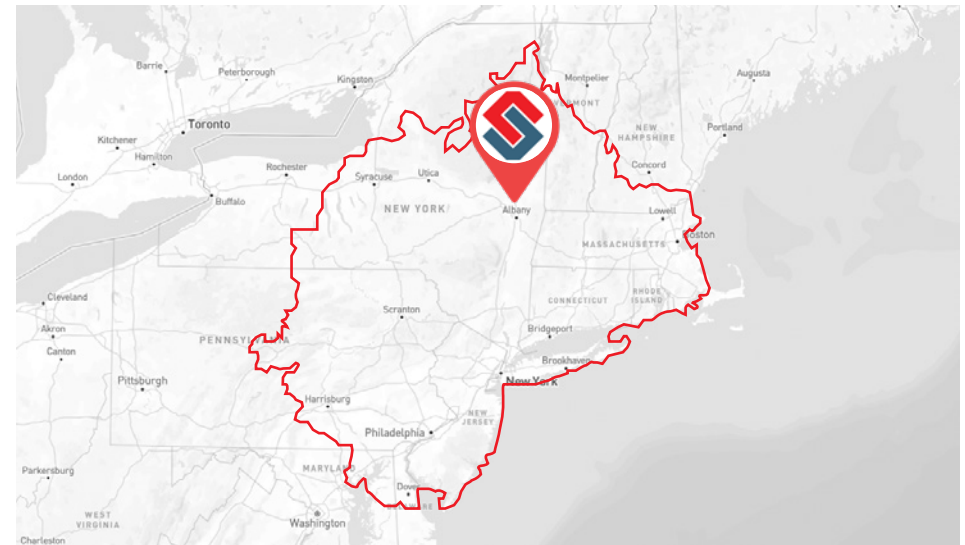
Downtown Albany	±20 miles
Albany International Airport	±15 miles
Saratoga County Airport	±13 miles
I-87 (Exit 9)	±5 miles

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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