

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)



STANDBROKERAGE
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

FOR LEASE | 107 PIERCE ROAD, CLIFTON PARK, NY 12065

PROPERTY OVERVIEW

Construction	PEMB
Roof	TPO
Class	B
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
Loading	See Site Plan
Ceiling Height	17'-19' Clear
Columns	Approx. 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



STANDBROKERAGE
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

FOR LEASE | 107 PIERCE ROAD, CLIFTON PARK, NY 12065



**STANDBROKERAGE
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

FOR LEASE | 107 PIERCE ROAD, CLIFTON PARK, NY 12065

APPLICANT

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

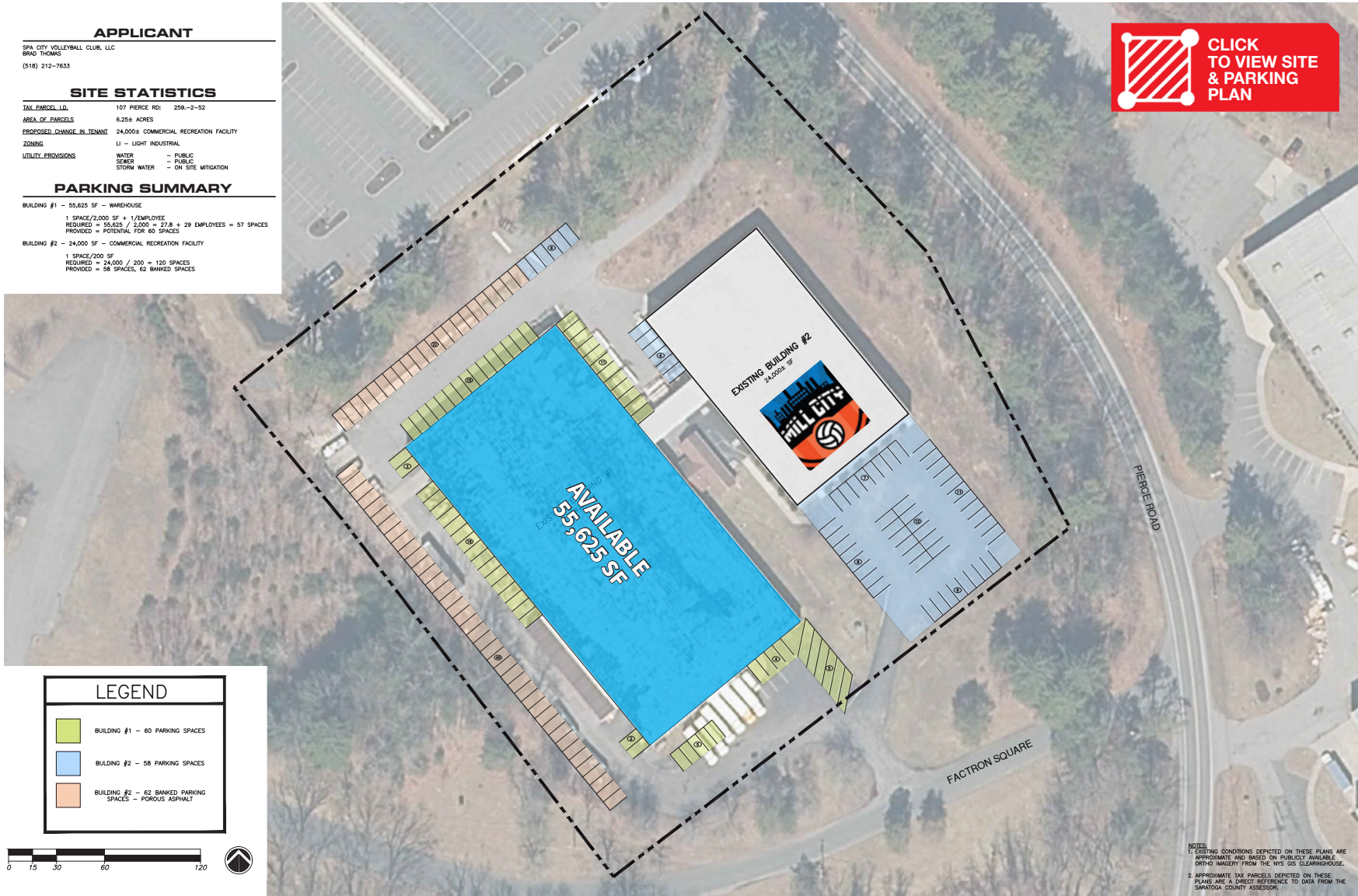
SITE STATISTICS

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**



LEGEND

-  BUILDING #1 - 60 PARKING SPACES
-  BUILDING #2 - 58 PARKING SPACES
-  BUILDING #2 - 62 BANKED PARKING SPACES - POROUS ASPHALT

NOTES:
1. EXISTING CONDITIONS DEPICTED ON THESE PLANS ARE APPROXIMATE AND BASED ON PUBLICLY AVAILABLE ORTHO IMAGERY FROM THE NYS GIS CLEARINGHOUSE.
2. APPROXIMATE TAX PARCELS DEPICTED ON THESE PLANS ARE A DIRECT REFERENCE TO DATA FROM THE SARATOGA COUNTY ASSESSOR.



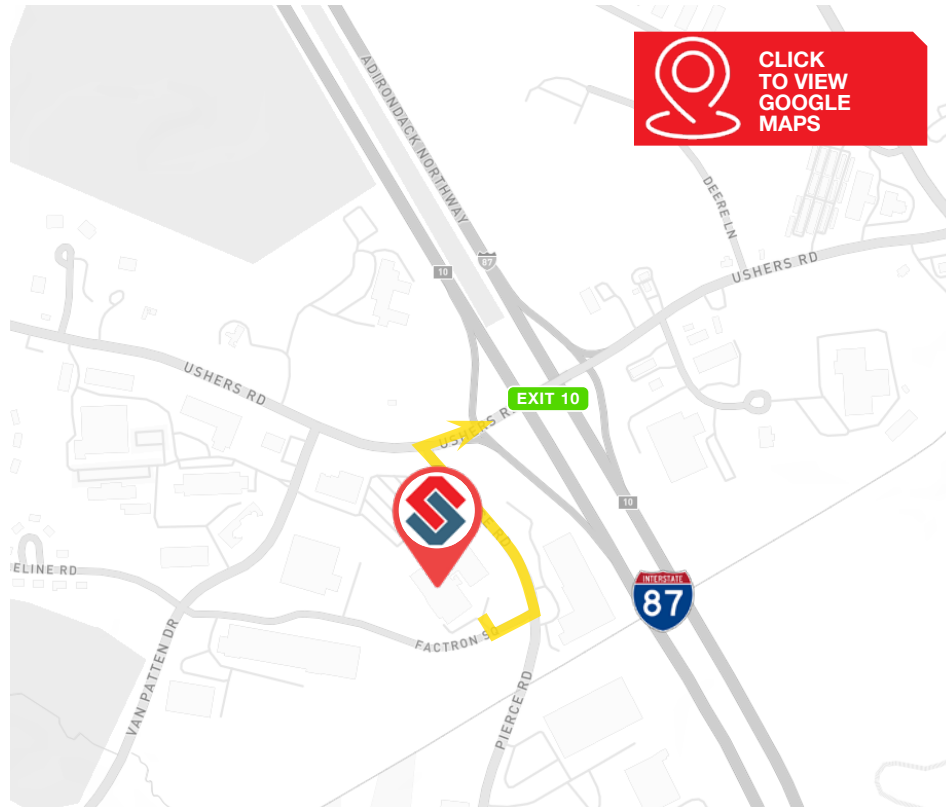
STANDBROKERAGE COMPANY
4 Executive Park Drive
Albany, NY 12203
standardbrokerageco.com

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

FOR LEASE | 107 PIERCE ROAD, CLIFTON PARK, NY 12065

HIGHWAY ACCESS



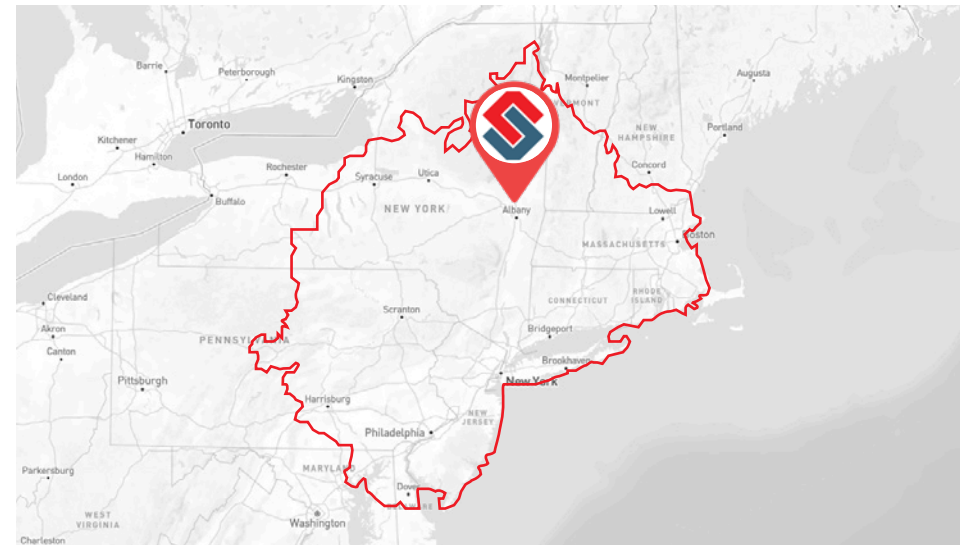
Downtown Albany	±20 miles
Albany International Airport	±14 miles
Saratoga County Airport	±13 miles
I-87 (Exit 10)	Immediate Access

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



STANDBROKERAGE
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