

15 SYNERGY PARK DR

Clifton Park, NY 12065



PROPERTY HIGHLIGHTS



PRICE
\$12.00 PSF NNN



AVAILABLE
Immediately



LOT SIZE
8.83 acres



TOTAL SF
40,610



PROPERTY DETAILS

- 40,000+ SF warehouse in Saratoga County.
- (2) covered loading docks, (1) exterior dock & (3) 14' drive-in doors.
- 1.5 miles from I-87 Exit 10, 2.5 miles from Exit 9.
- IDA tax incentives available for qualified tenants, possible NNN savings.
- Clifton Park Corp Commerce zoning (Light Ind./R&D/Office)
- Contact Dean or Ryan for more information.

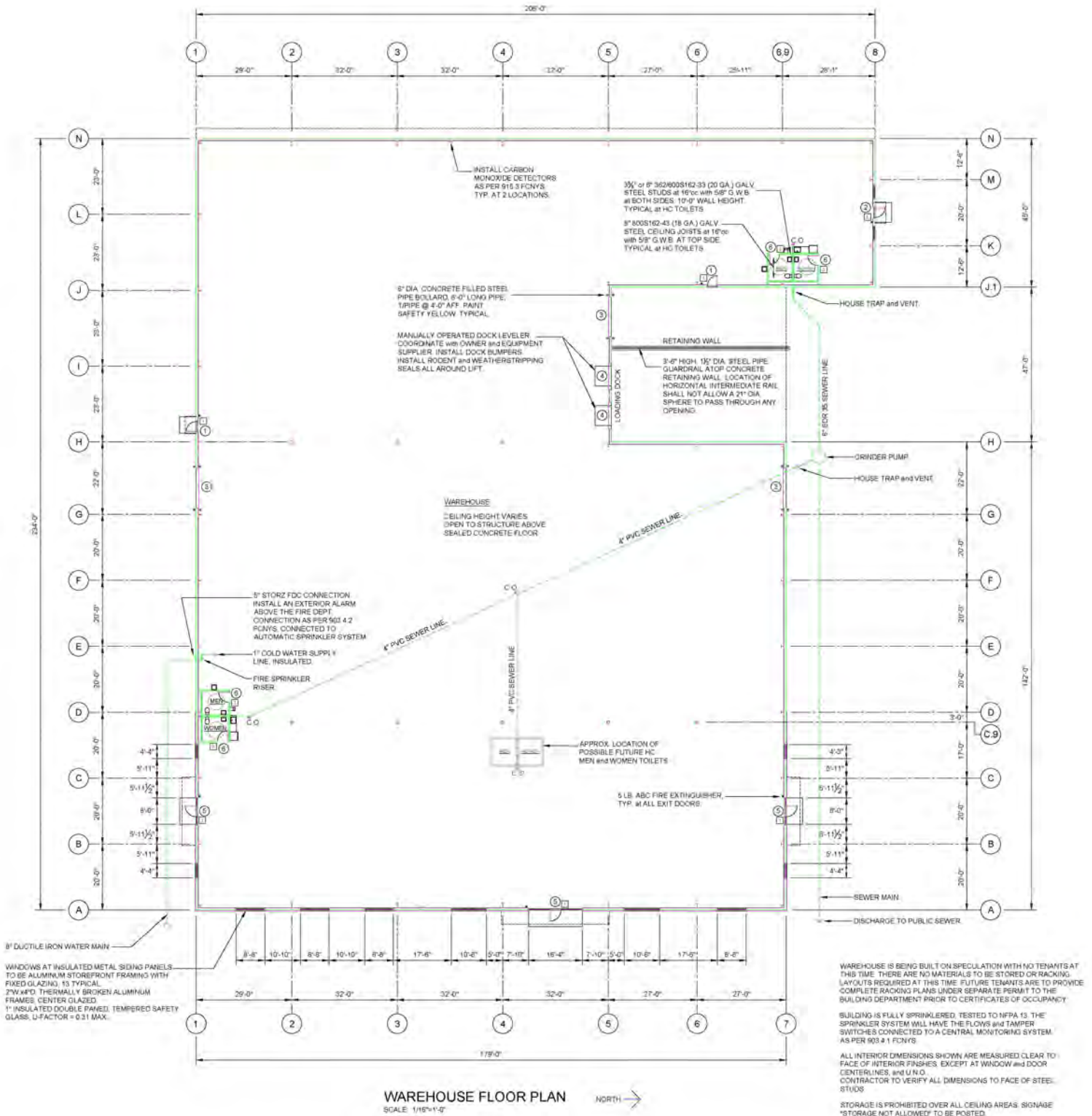
CONTINUUM
COMMERCIAL REALTY

This information is deemed reliable, but not guaranteed. All information should be verified prior to purchase or lease.

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FLOOR PLAN



WAREHOUSE IS BEING BUILT ON SPECULATION WITH NO TENANTS AT THIS TIME. THERE ARE NO MATERIALS TO BE STORED OR RACKING LAYOUTS REQUIRED AT THIS TIME. FUTURE TENANTS ARE TO PROVIDE COMPLETE RACKING PLANS UNDER SEPARATE PERMIT TO THE BUILDING DEPARTMENT PRIOR TO CERTIFICATES OF OCCUPANCY.

BUILDING IS FULLY SPRINKLERED. TESTED TO NFPA 13. THE SPRINKLER SYSTEM WILL HAVE THE FLOWS and TAMPER SWITCHES CONNECTED TO A CENTRAL MONITORING SYSTEM. AS PER 903.4.1 FCMS.

ALL INTERIOR DIMENSIONS SHOWN ARE MEASURED CLEAR TO FACE OF INTERIOR FINISHES, EXCEPT AT WINDOW and DOOR CENTERLINES, and U.N.O. CONTRACTOR TO VERIFY ALL DIMENSIONS TO FACE OF STEEL STUDS.

STORAGE IS PROHIBITED OVER ALL CEILING AREAS. SIGNAGE "STORAGE NOT ALLOWED" TO BE POSTED.

PHOTOS



PHOTOS

