

COMMERCIAL LEASE



**1 CHARLTON ROAD,
BALLSTON SPA NY, 12020**

SUITE 106

**PRICE: \$14.75 / 2460 SF
MONTHLY RENTAL**



Meghan O'Connor
Call /Text : 315.378.7710
Real Estate Associate Broker
38 High rock Ave, Saratoga Springs, NY

kwPLATFORM

"Each Office Is Independently Owned and Operated"



SITE OVERVIEW

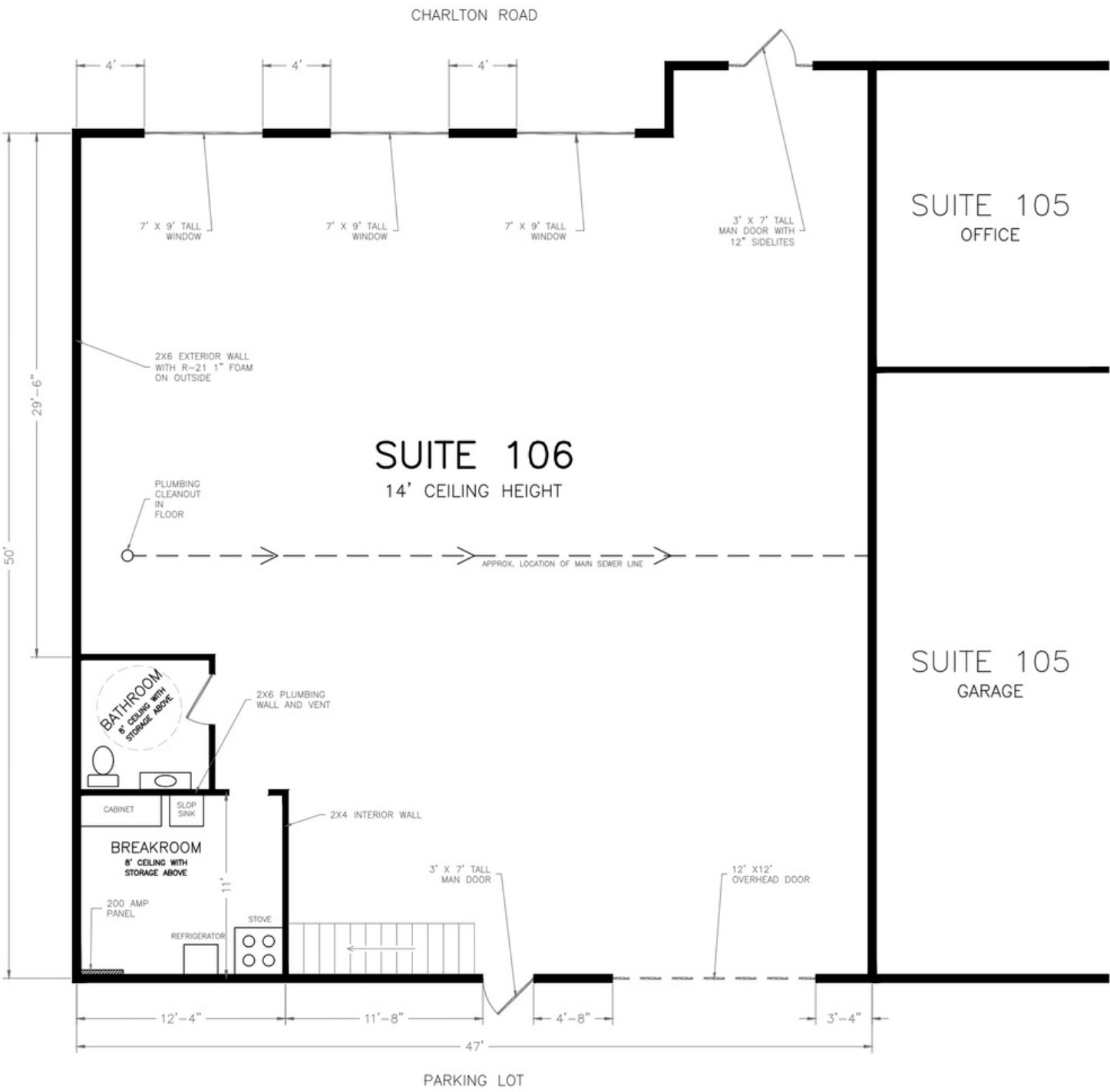
- High-Traffic Corner | Charlton Rd & Route 50
- ±2,460 SF Light Industrial Space
- Available: October 1, 2026 (earlier possible)
- 12' overhead door
- 14' clear height (warehouse area)
- 200-amp electrical service
- HVAC
- Half bath
- Ample on-site parking
- Lease: NNN (Triple Net \$4.31)

LOCATION

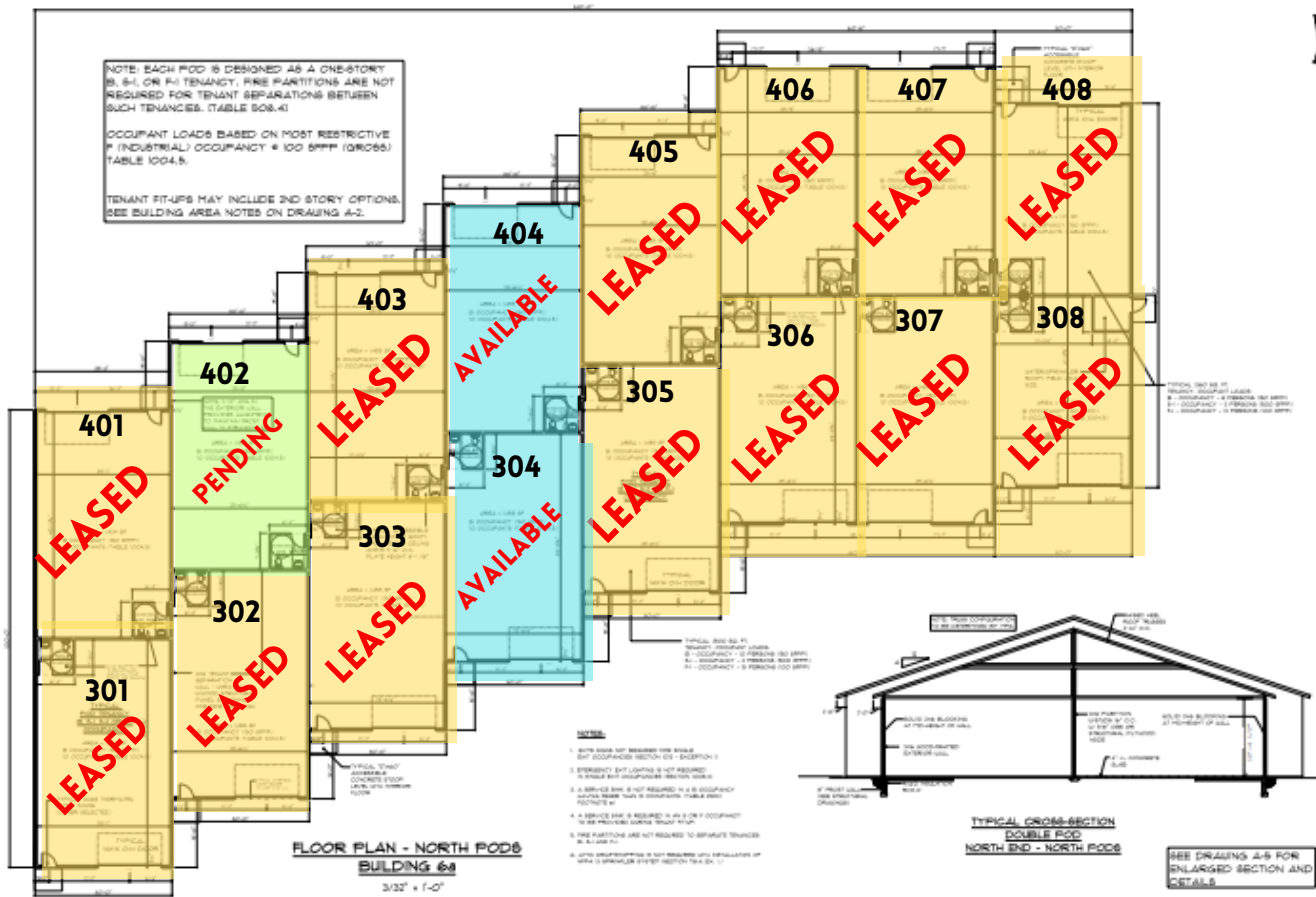
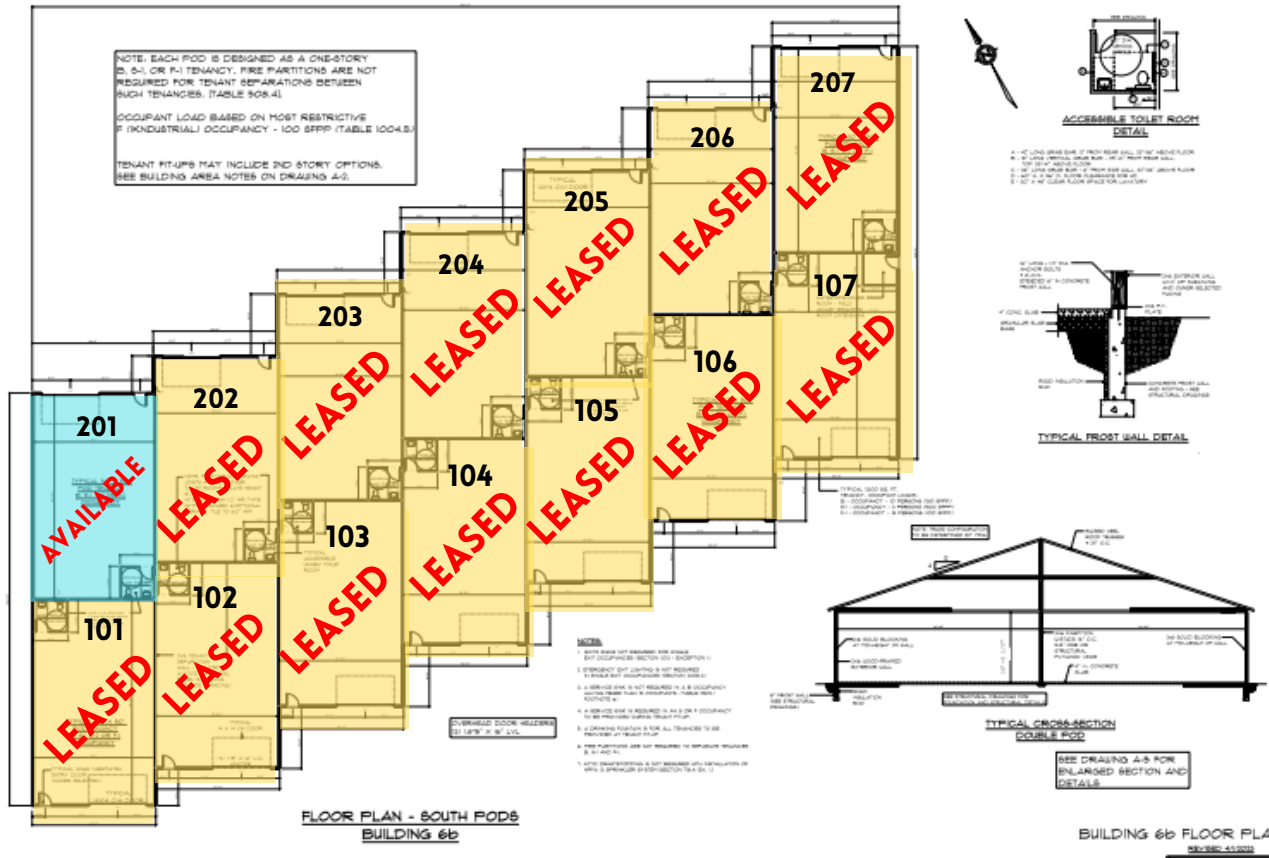
1 Charlton Road, Suite 106



FLOOR PLAN



FLOOR PLANS



APPROVED

45,000 SF WAREHOUSE PAD SITE

**FOR
SALE**



**LOT 1 SHENANDOAH DRIVE
SARATOGA SPRINGS, NY**

SALE PRICE: \$1,650,000.



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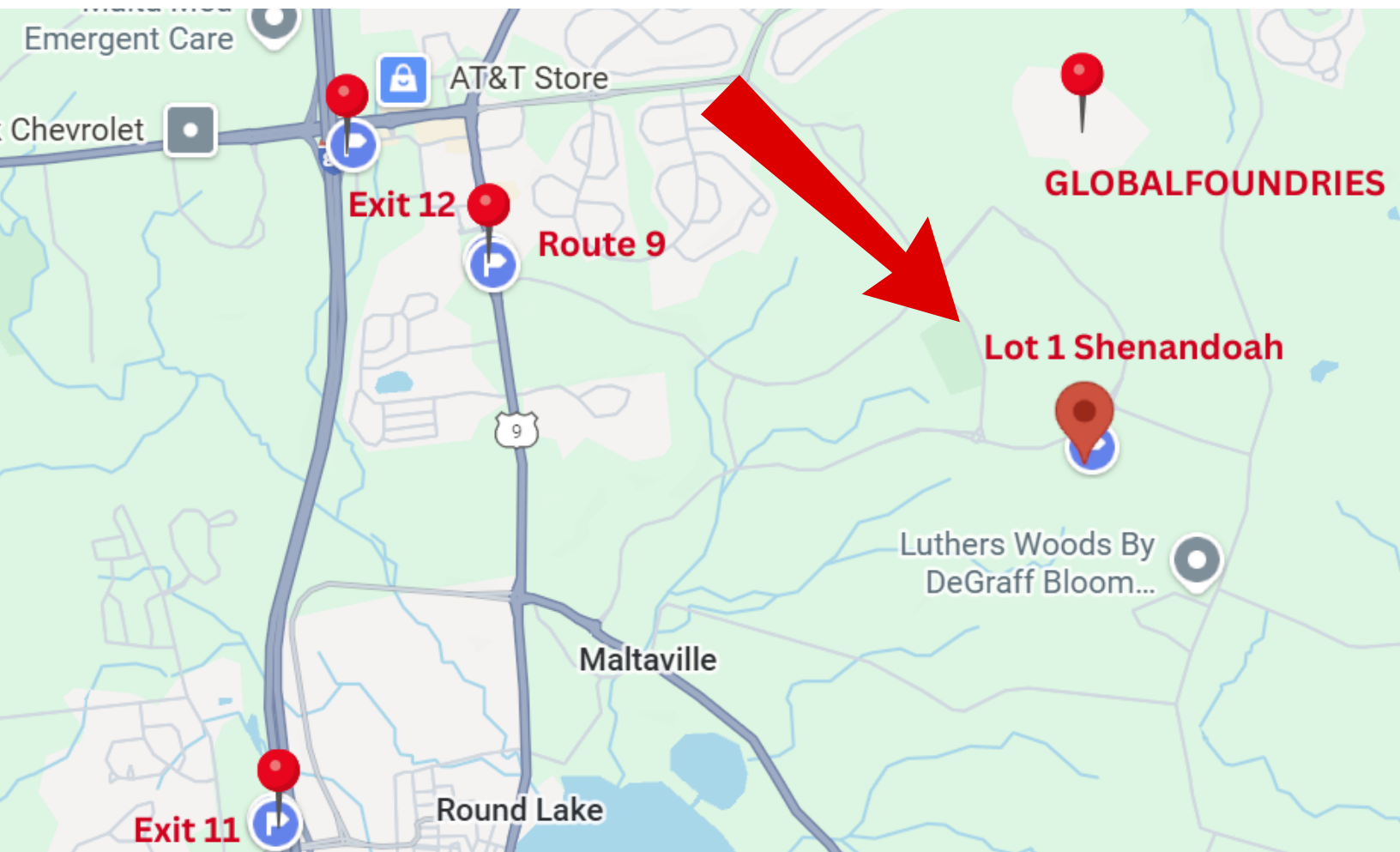
SITE OVERVIEW

45,000 SF WAREHOUSE PAD SITE

- Location: Luther Forest business park by Global Foundries.
- Shovel-ready.
- Lot size: 4.07 Acres.
- Utilities: Public Water, sewer, natural gas, electric.
- Easy Access: Route 67 & I-87 (exits 11 & 12)
- Potential: Office, Flex space, Build to suit, 3 phase electrical, 14' overhead doors, ample parking.
- Green space included.
- Options: land purchase or build-to-suit lease.
- Ownership open to deal structures.

LOCATION

Prime Development off Luther Forest BLVD



PROPOSED SITE PLAN

