



9 OLD STONEBREAK RD

MALTA, NY 12020

PROPERTY HIGHLIGHTS



PRICE

\$10.50-11 PSF

NNN



AVAILABLE

07/2026



SIZE

12,500 SF



TOTAL BUILDING

25,000 SF



PARKING

50 SHARED

This 12,500 SF space consists of Suites 1 & 2. The facility features high-bay ceilings, clear-span construction, (2) loading docks, and (2) overhead doors.

Suite 1 (6,250 SF): 3 private offices, break room, and back-up generator.

Suite 2 (6,250 SF): 4 private offices and large open bullpen areas.

Pricing (NNN):

Combined (12,500 SF): \$10.50 PSF

Individual Suite (6,250 SF): \$11.00 PSF

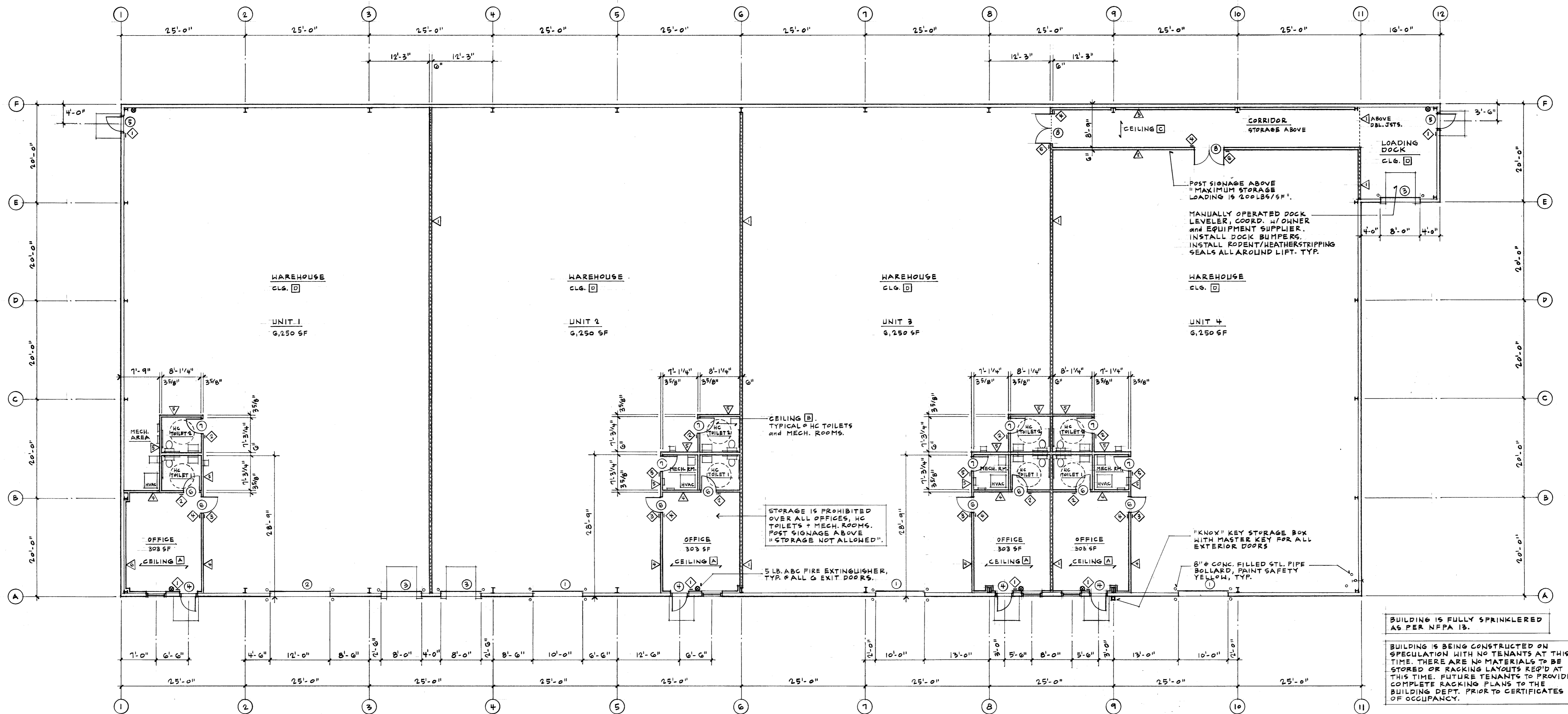
Tenant pays utilities and proportionate taxes/CAM. Floor plans and site plan attached. (Note: Building number updated from #7 to #9).

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

CONTINUUM
COMMERCIAL REALTY

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FLOOR PLAN
SCALE 3/32" = 1'-0"

CEILING TYPES:

- A ONE-HOUR FIRE-RATED CEILING, UL DESIGN No. L524:
8" 18 GA. GALV. STEEL CEE JOISTS @ 16" o.c., 1 1/2" FLANGES, 20 GA. STRAPPING INSTALLED @ TOP and BOTTOM FLANGE @ MIDSPAN, 5/8" TYPE 'X' G.W.B. @ TOP SIDE, 2 LAYERS 1/2" TYPE 'X' G.W.B. @ BOTTOM SIDE. OFFICES ONLY.
- B 6" 18 GA. GALV. STEEL CEE JOISTS @ 16" o.c. w/ 3/8" G.W.B. @ TOP SIDE, HC TOILETS, MECH. ROOMS ONLY.
- C ONE-HOUR FIRE-RATED CEILING/STORAGE FLOOR, UL DESIGN No. L524:
8" 18 GA. GALV. STEEL CEE JOISTS (800S162-54) @ 16" o.c., 6" WEB STIFFENERS (6" TRACK MAT'L CUT and INSTALLED VERTICALLY OVER WALLS) ARE REQ'D @ ENDS OF JOISTS. 1/4" PRESSURE TREATED PLYWOOD on 1 1/2" 20 GA. METAL DECK @ TOP SIDE, 2 LAYERS 5/8" TYPE 'X' G.W.B. @ BOTTOM SIDE.
- D OPEN TO ROOF STRUCTURE ABOVE.

TACTILE SIGNS:

- ALL TACTILE SIGNS ARE TO BE INSTALLED AS PER BCNYS B/SIGNS @ 48" A.F.F. TYPICAL.
- ◇ "EXIT"
 - ◇ "RESTROOM"
 - ◇ "OFFICE"
 - ◇ "WAREHOUSE"
 - ◇ "MECH. ROOM"
 - ◇ "LOADING DOCK"

PARTITION TYPES:

- △ ONE-HOUR FIRE-RATED DEMISING PARTITION, UL DESIGN No. U425:
6" 20 GA. GALV. STEEL STUDS @ 16" o.c. w/ 5/8" TYPE 'X' G.W.B. @ BOTH SIDES, EXTEND FULL HEIGHT UP TO ROOF DECK w/ SMOKE TIGHT JOINT BOTH SIDES ALL AROUND @ ROOF and WALLS. USE 6" 20 GA. GALV. STEEL BOTTOM TRACK, SECURE TO GLAB w/ STEEL PINS @ 24" o.c. USE 6" 12 GA. GALV. STEEL DEFLECTION TRACK @ TOP. INSTALL 3 ROWS OF HORIZONTAL BRACING.
- △ ONE-HOUR FIRE-RATED PARTITION, UL DESIGN No. U425:
6" 18 GA. GALV. STEEL STUDS (800S162-43) @ 16" o.c. w/ 5/8" TYPE 'X' G.W.B. @ BOTH SIDES, 10'-0" WALL HEIGHT.
- △ 6" 18 GA. GALV. STEEL STUDS (800S162-43) @ 16" o.c. w/ 3/8" G.W.B. @ ONE SIDE, 10'-0" WALL HEIGHT.
- △ ONE-HOUR FIRE-RATED PARTITION, UL DESIGN No. U419:
3 1/2" 20 GA. GALV. STEEL STUDS @ 16" o.c. w/ 3/8" TYPE 'X' G.W.B. @ BOTH SIDES, 10'-0" WALL HEIGHT.
- △ 3 1/2" o.p. 6" 20 GA. GALV. STEEL STUDS @ 16" o.c. w/ 3/8" G.W.B. @ BOTH SIDES, 10'-0" WALL HEIGHT.
- △ 3 1/2" 20 GA. GALV. STEEL STUDS @ 16" o.c. w/ 3/8" G.W.B. @ ONE SIDE, 10'-0" WALL HEIGHT.

ROOM FINISHES:

- FLOORS:** SEALED CONCRETE - WAREHOUSES, MECH. ROOMS, MECH. AREA, CORRIDOR, LOADING DOCK.
CARPET - OFFICES.
V.C.T. - HC TOILETS.
- BASE:** VINYL - ALL ROOMS.
- WALLS:** FRP WALL PANEL - HC TOILETS, CORRIDOR.
G.W.B. PAINTED - OFFICES, MECH. ROOMS, CORRIDOR.
G.W.B. PAINTED + EXPOSED STRUCTURE - WAREHOUSES, MECH. AREA, LOADING DOCK.
- CEILING:** EXPOSED STRUCTURE - WAREHOUSES, MECH. AREA, LOADING DOCK.
G.W.B. PAINTED - CORRIDOR.
5/8" ACUSTICAL TILE - OFFICES, HC TOILETS, MECH. ROOMS.

DOOR TYPES / NOTES:

- ALL DOORS AND DOOR HARDWARE TO COMPLY WITH ANSI STANDARDS FOR HC ACCESS. INSTALL HC STANDARDS and HC LEVER SETS. ALL DOORS TO HAVE 18" MIN. PULLSIDE CLEARANCE.
- ① 10'-0" W. x 12'-0" H. x 2" THK. INSULATED 24 GA. STEEL OVERHEAD DOOR.
 - ② 12'-0" W. x 14'-0" H. x 2" THK. INSULATED 24 GA. STEEL OVERHEAD DOOR.
 - ③ 8'-0" W. x 9'-0" H. x 2" THK. INSULATED 24 GA. STEEL OVERHEAD DOOR.
 - ④ 3'-0" W. x 7'-0" H. x 1 3/4" THK. INSULATED STEEL w/ 1/2" GLASS, GLASS U-FACTOR = 0.49 MAX., 16 GA. STEEL FRAME, FULL WEATHERSTRIPPING, ALUM. THRESHOLD, PANIC CRASH BAR.
 - ⑤ 3'-0" W. x 7'-0" H. x 1 3/4" THK. INSULATED STEEL, 16 GA. STL. FRAME, FULL WEATHERSTRIPPING, ALUM. THRESHOLD, PANIC CRASH BAR.
 - ⑥ 3'-0" W. x 7'-0" H. x 1 3/4" THK., C-LABEL w/ DOOR CLOSER, 20 GA. STL. FLUSH, PAINTED, 18 GA. STL. FRAME, PAINTED.
 - ⑦ 3'-0" W. x 7'-0" H. x 1 3/4" THK., 20 GA. STL. FLUSH, PAINTED, 18 GA. STL. FRAME, PAINTED.
 - ⑧ PAIR 3'-0" W. x 7'-0" H. x 1 3/4" THK., C-LABEL w/ DOOR CLOSER, 20 GA. STL. FLUSH, PAINTED, 18 GA. STL. FRAME, PAINTED.

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MJ PROPERTIES of
CLIFTON PARK, INC.

NEW 25,320 SF WAREHOUSE / OFFICES AT
1 STONEBREAK ROAD - BUILDING '1C'
TOWN OF MALTA, SARATOGA COUNTY, NEW YORK

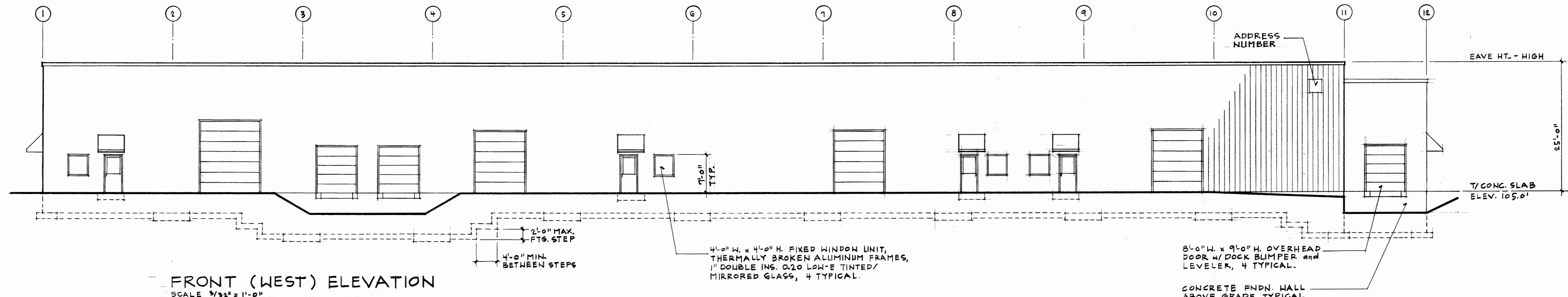
REVISIONS

DATE 1/19/2016
SCALE AS NOTED

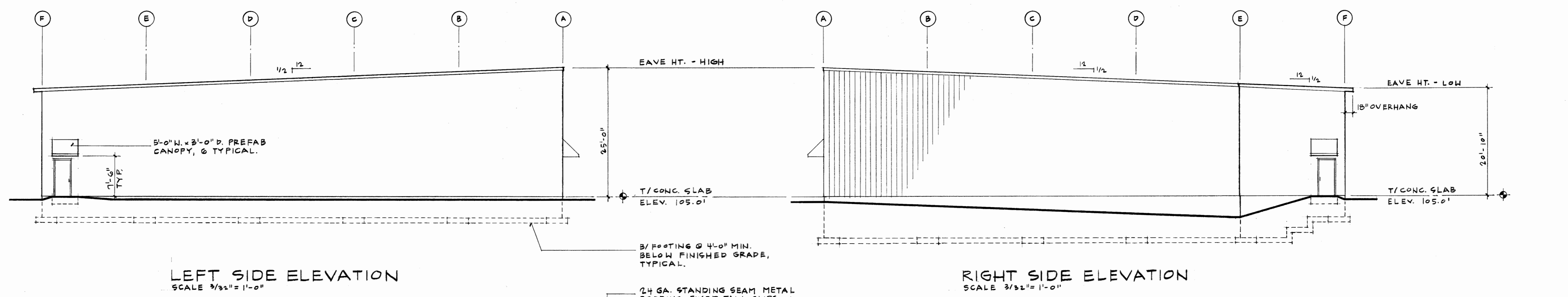
DWG. NO.

A-3

DWG. 3 OF 6

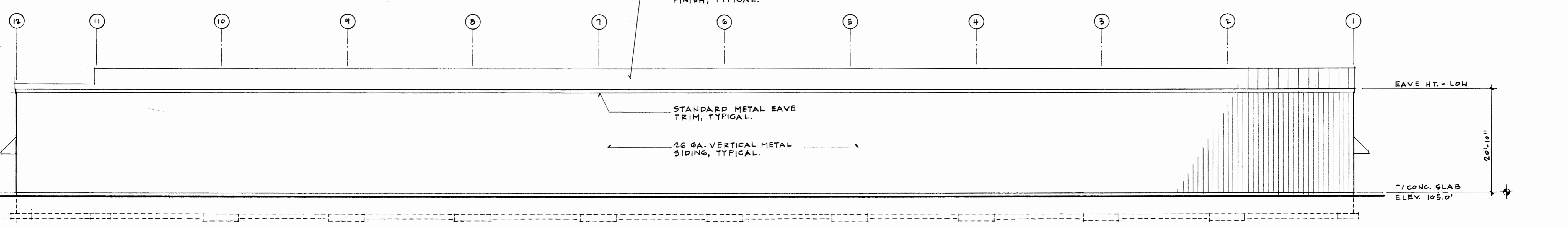


FRONT (WEST) ELEVATION
SCALE 3/32" = 1'-0"



LEFT SIDE ELEVATION
SCALE 3/32" = 1'-0"

RIGHT SIDE ELEVATION
SCALE 3/32" = 1'-0"



REAR ELEVATION
SCALE 3/32" = 1'-0"

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MJT PROPERTIES OF
CLIFTON PARK, INC.

NEW 25,320 SF WAREHOUSE / OFFICES AT
7 STONEBREAK ROAD - BUILDING 'C'
TOWN OF MALTA, SARATOGA COUNTY, NEW YORK

REVISIONS

DATE 7/19/2016

SCALE AS NOTED

DWG. No.

A-4

DWG. 4 OF 6

