

FOR LEASE

40,346 SF DISTRIBUTION CENTER
430 HUDSON RIVER ROAD, WATERFORD, NY 12188



PROPERTY HIGHLIGHTS

- LEASE RATE: \$5.50/SF NNN
- LOADING: 6 DOCKS
- AVAILABLE IMMEDIATELY
- ±6 MILES TO I-87 NORTHWAY

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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.

FEATURES

430 HUDSON RIVER ROAD, WATERFORD, NY 12188

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Over 40,000 SF of Saratoga County distribution space immediately available along the growing Hudson River Road industrial corridor. The property includes 6 loading docks, new LED lighting with motion sensors, and 2,500 SF of updated office space. In addition, there is ample parking and outdoor storage.

Building Type	Tilt Up
Building Size	121,794 SF
Available Space	40,346 sf (Office: 2,500 sf, Warehouse: 37,846 sf)
Lot Size	8.07 acres
Lease Rate	\$5.50/sf NNN
NNN	\$1.47/sf estimated
Loading	6 docks

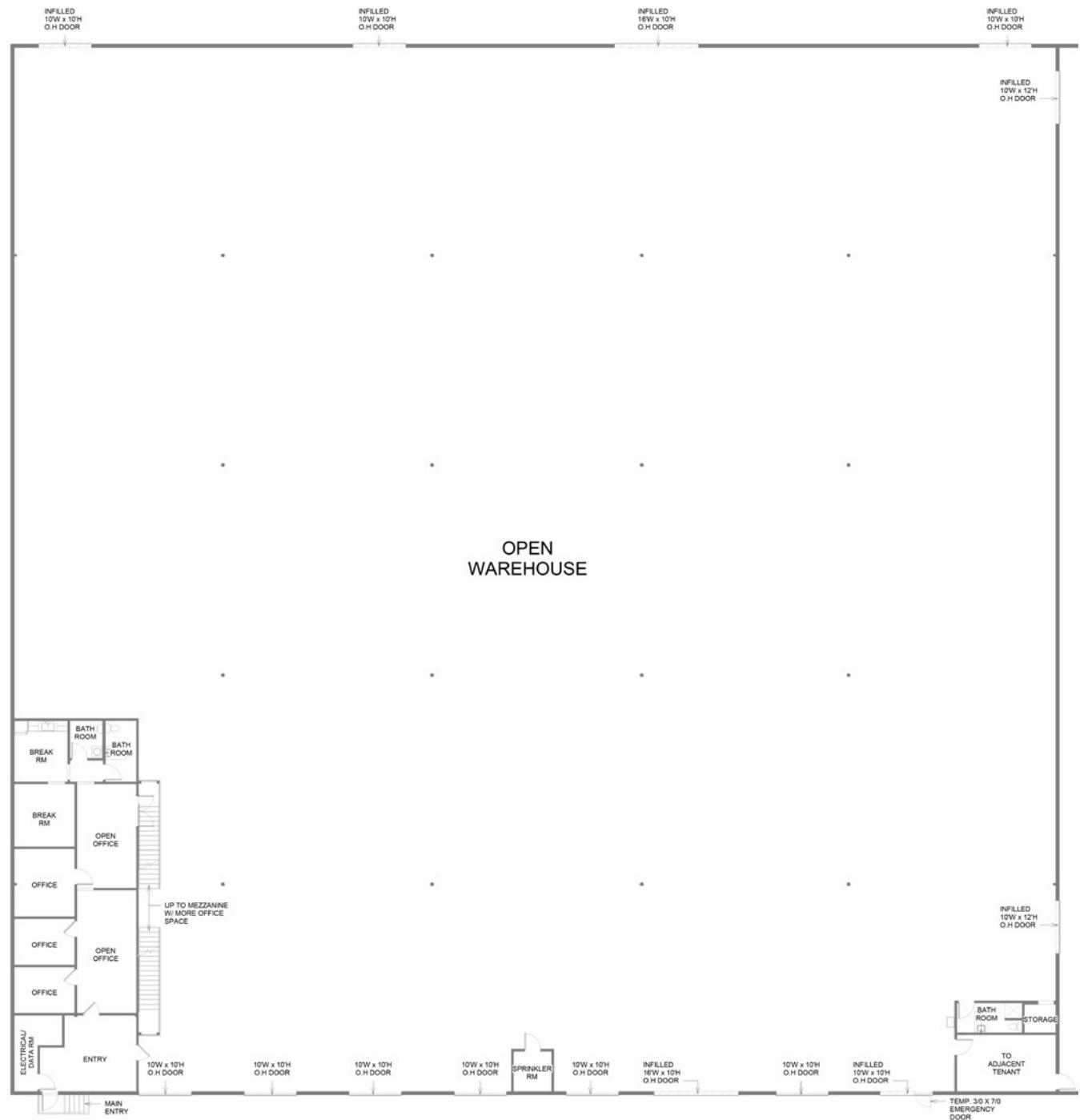
Ceiling Height	22'
Columns	40' x 40'
Parking	40 passenger vehicles (additional space for outdoor storage or trailer parking)
Yard Storage	No
Lighting	New LED
Electrical	400 Amp - Three Phase

Sprinkler	ESFR
Roof	Rubber
Zoning	Industrial
Utilities	National Grid
Heat	GFHA
Water	Municipal
Septic	Yes

FLOOR PLAN

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SITE

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PARKING

- 6 loading docks
- 40 passenger vehicles
- Additional space for outdoor storage or trailer parking

AVAILABLE SPACE

- 40,346 sf
(2,500 sf office & 37,846 sf warehouse)

Hudson River

Hudson River Rd

INDUSTRIAL CORRIDOR

430 HUDSON RIVER ROAD, WATERFORD, NY 12188

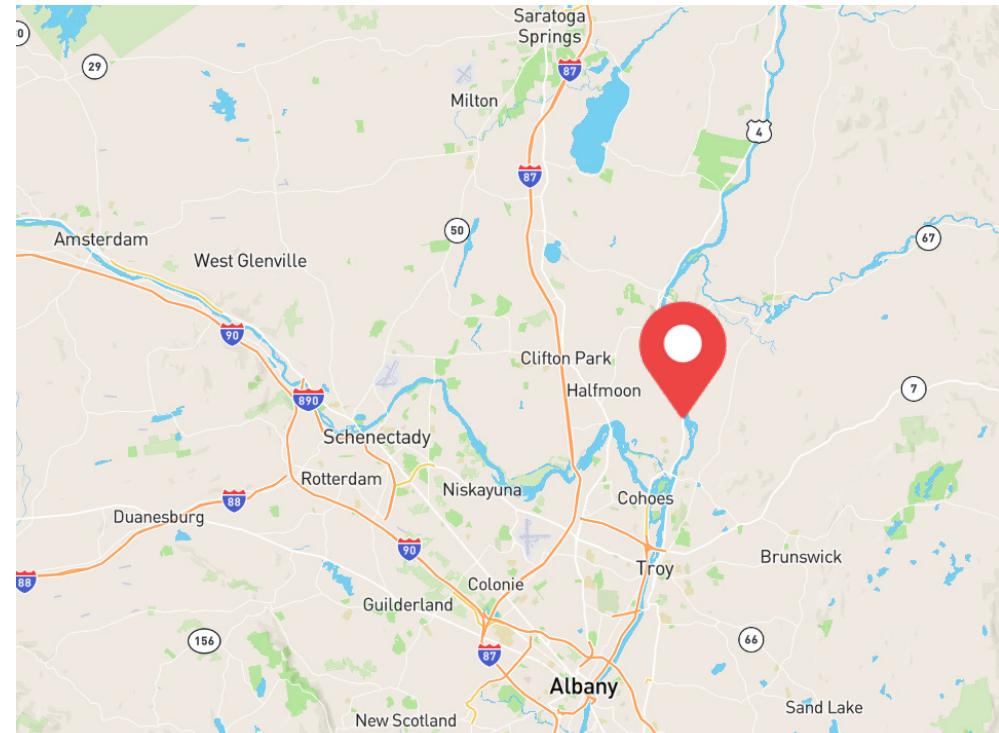
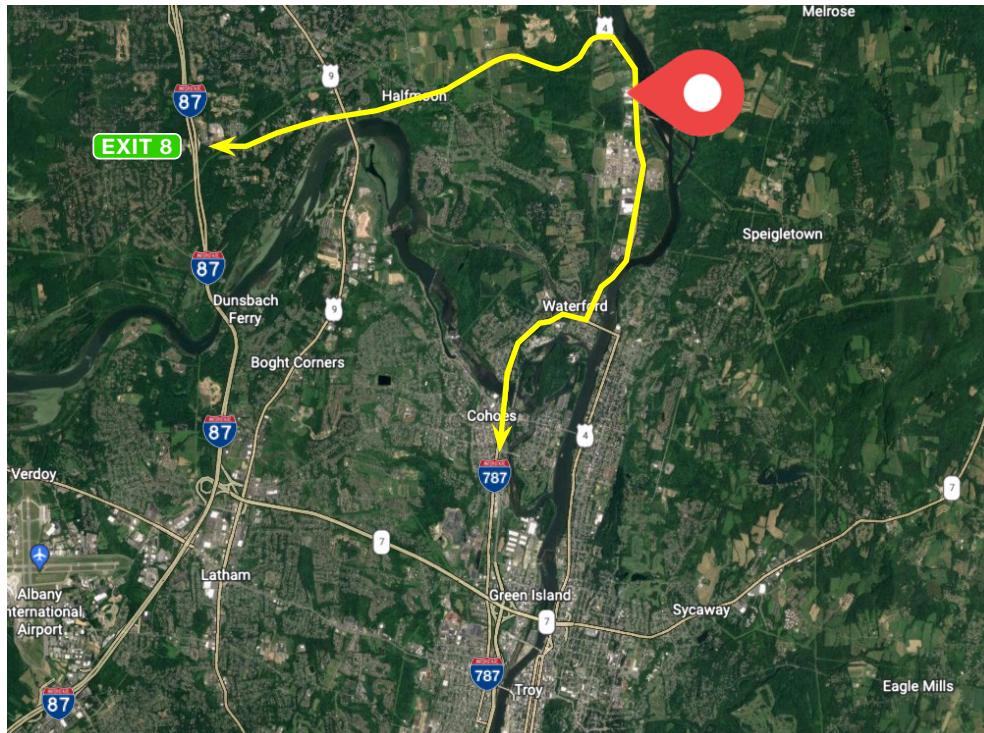
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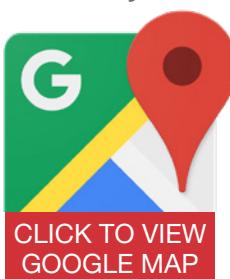
LOCATION

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- Strategic location: Upstate New York and Capital Region
- I-87 Exit 8 in ±6 mi.; I-787 in ±5 mi.
- Albany International Airport: ±14 mi.



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Uniquely Positioned. Powerfully Connected. Fully Dedicated. NAI Platform is a multifaceted company with a full service commercial real estate brokerage, a commercial property management team, and extensive experience in development and ownership of commercial property. As a result, we are uniquely positioned to bring our clients unparalleled value across all aspects of commercial real estate.