

# 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

## Tyler Culberson, SIOR

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# NAI Platform

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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.

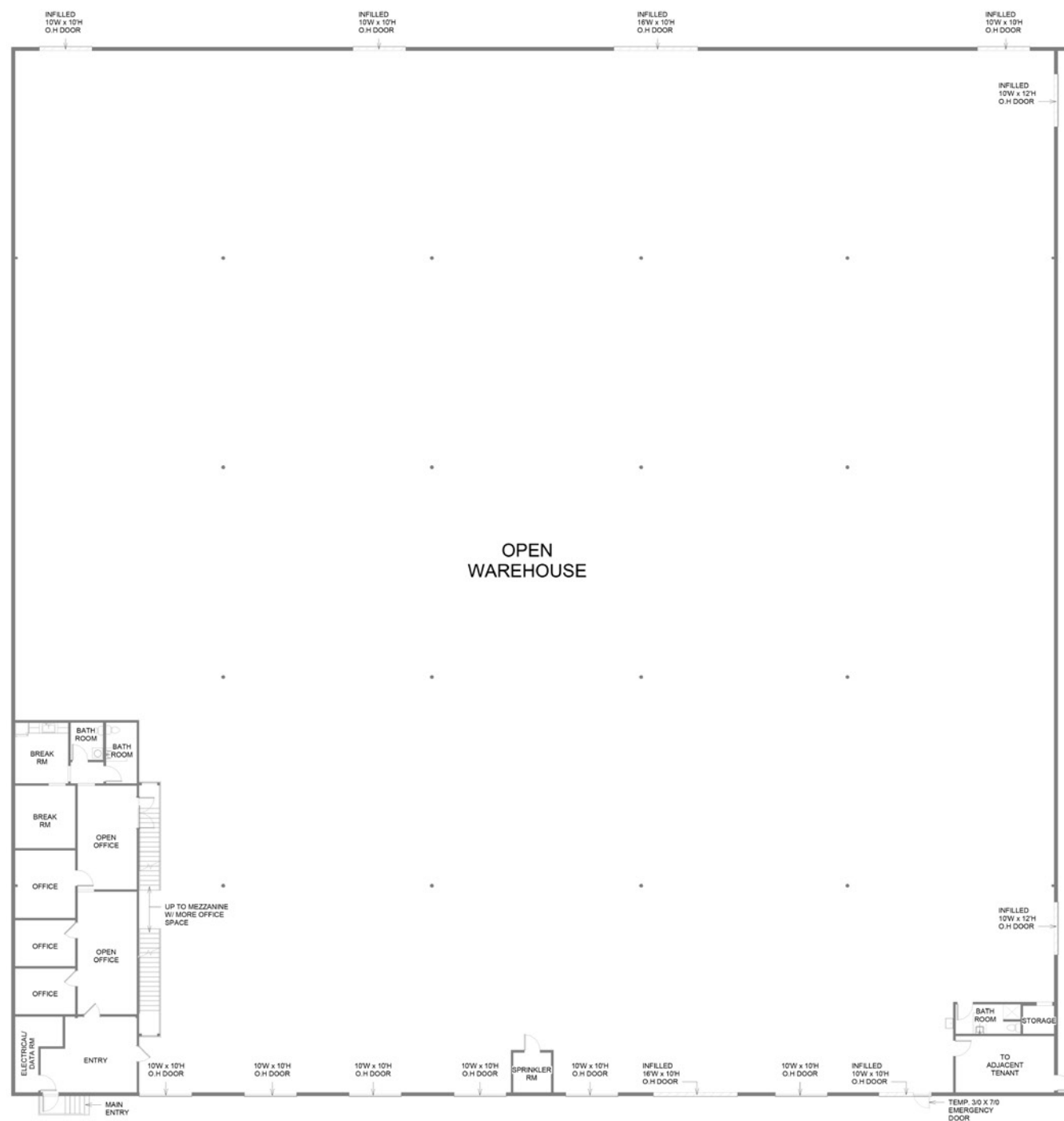
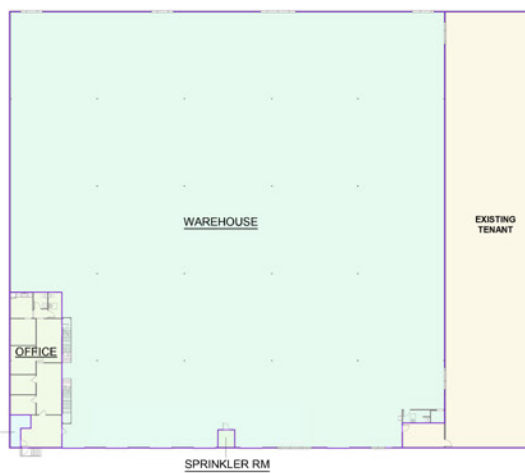
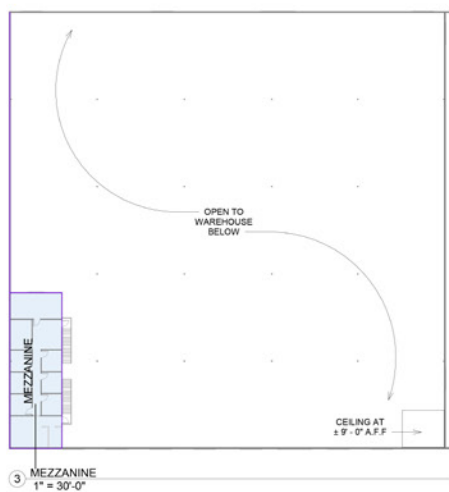
|                 |  |
|-----------------|--|
| Building Type   | Tilt Up  |
| Building Size   | 121,794 SF   |
| Available Space | 40,346 sf (Office: 2,500 sf, Warehouse: 37,846 sf) |
| Lot Size        | 8.07 acres   |
| Lease Rate      | \$5.50/sf NNN                                      |
| NNN  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



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## SITE

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# INDUSTRIAL CORRIDOR

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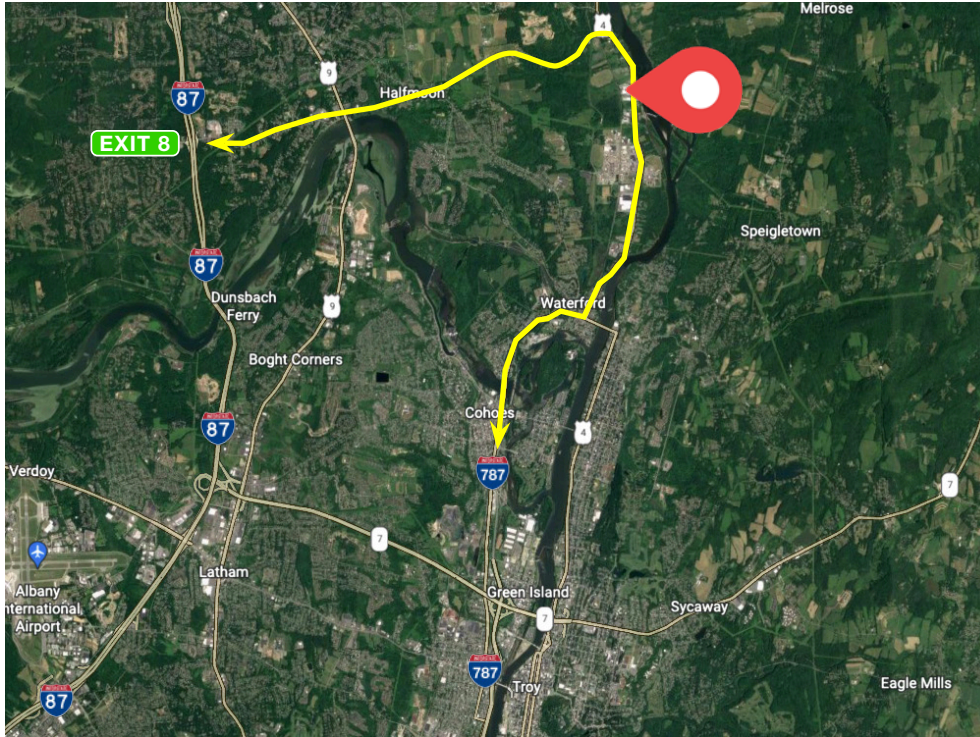




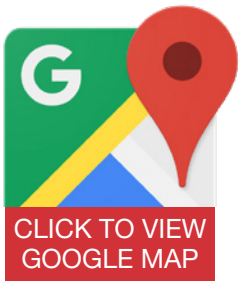
## LOCATION

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