

100,000 SF

WAREHOUSE FACILITY

FOR LEASE

22 ROBERTS LANE, CLIFTON PARK, NY 12065



PART OF THE 200 ACRE
MULTI-PHASED
SYNERGY
TECHNOLOGY PARK



1 MILE TO I-87
AT EXIT 10



NEW
CONSTRUCTION
WITH OFFICE
BUILT TO SUIT



STANDARD BROKERAGE
COMPANY
4 Executive Park Drive
Albany, NY 12203
standardbrokerageco.com

TYLER CULBERSON, SIOR
President & Principal Broker
M: (518) 857-0586
O: (518) 618-0590, ext. 402
E: tculberson@standardbrokerageco.com

SHAUN MCDONNELL
Licensed Real Estate Salesperson
M: (203) 209-5095
O: (518) 618-0590, ext. 403
E: smcdonnell@standardbrokerageco.com

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PROPERTY OVERVIEW

Construction	PEMB
Roof	Metal
Building Size	100,000 SF
Asking Rent	\$11.00/SF NNN
NNNs	\$2.50/SF Estimated
Parking	Approx. 150 spaces
Docks	5 Docks (Expandable)
Drive in Doors	2 OHD (Expandable)
Ceiling Height	26' - 28.5"
Columns	50'x60'
Power	Three Phase, 1200 Amp 480v
Lighting	LED
Sprinkler	Modified ESFR
Utilities (Gas & Electric)	National Grid
Water & Sewer	Municipal
Zoning	Light Industrial (L-1), Town of Clifton Park
Delivery	October 2026



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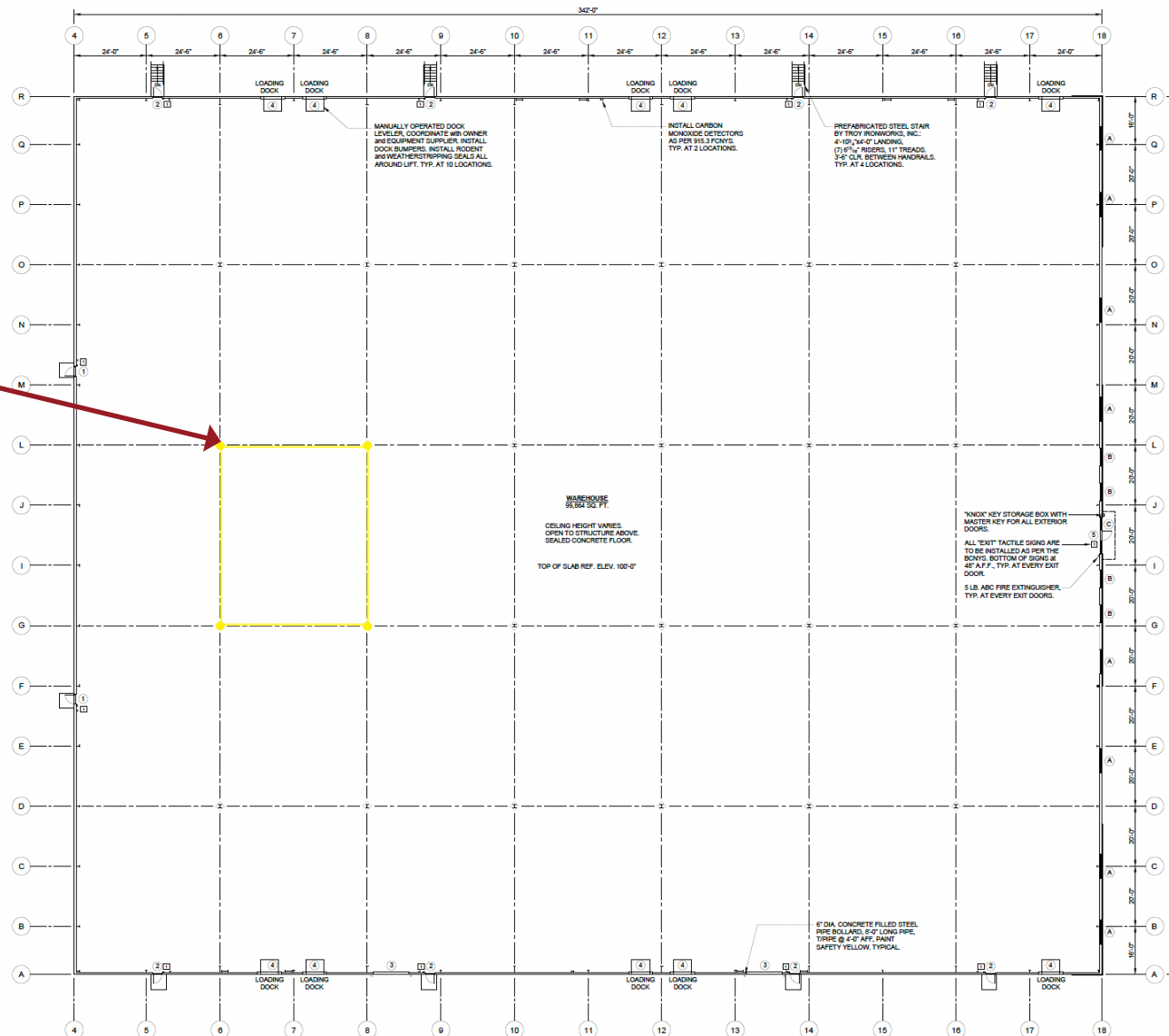
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Ceiling Height
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Column Spacing
50' x 60'



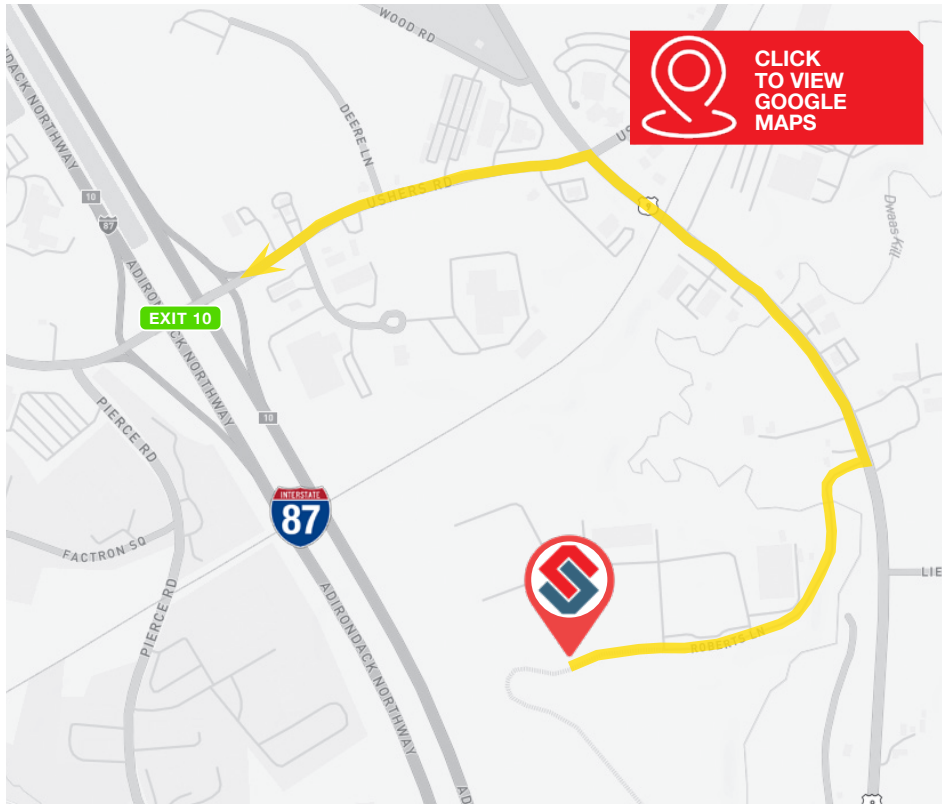
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HIGHWAY ACCESS



Downtown Albany	±20 miles
Albany International Airport	±14 miles
Saratoga County Airport	±13 miles
I-87 (Exit 10)	Immediate Access

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.

CAPITAL REGION



4 HOUR DRIVE TIME



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