



4 OLD STONEBREAK RD
MALTA, NY 12020

PROPERTY HIGHLIGHTS



PRICE

\$11.75 PSF NNN



AVAILABLE

Q3 2026



SIZE

10,333 SF



TOTAL BUILDING

20,700 SF



PARKING

25 SHARED

New State-of-the-Art Industrial Flex Building Coming Soon to the Heart of Malta, NY

New construction, state-of-the-art industrial warehouse space in Malta, NY, within Luther Forest Tech Park. Suite 2 offers 10,333 RSF (including shared loading dock) ideal for logistics, manufacturing, or other commercial users.

The space features a clear-span layout with 21'-25' ceiling heights for high-bay racking, a dedicated overhead door, robust 3-phase power, high-efficiency construction, and full sprinkler coverage. Offered at \$11.75 PSF NNN. HUGE NNN SAVINGS: Property benefits from a 10-year IDA PILOT agreement, significantly reducing the property tax burden compared to other new construction. Secure this high-performance footprint today!

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

CONTINUUM
COMMERCIAL REALTY

DEAN TAYLOR
REAL ESTATE BROKER/MEMBER
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dean@continuumcommercial.com

RYAN TAYLOR, CCIM
REAL ESTATE BROKER/MEMBER
M: 518.605.7792 | O: 518.371.0200
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PROJECT SCOPE OF WORK

CONSTRUCTION OF A NEW OFFICE / WAREHOUSE BUILDING, ONE TENANT BEING A CONSTRUCTION FIRM CONSISTING OF OFFICE SPACE AND WAREHOUSE FOR EQUIPMENT, TOOLS & BUILDING MATERIALS. TENANT 2 TO BE DETERMINED. THE OFFICE SPACE TO HAVE MULTIPLE SINGLE OFFICES, CONFERENCE ROOMS, OPEN WORK AREA, AND ADA COMPLIANT RESTROOMS. TENANT TWO SPACE TO BE A VAN/LA BOX WITH ONE ADA COMPLIANT RESTROOM.



PROJECT LOCATION

PROJECT INFORMATION

PROJECT NAME 4 OLD STONEBREAK ROAD	APPLICABLE CODES 2020 NEW YORK STATE BUILDING CODE 2020 NEW YORK STATE PLUMBING CODE 2020 NEW YORK STATE MECHANICAL CODE 2020 NEW YORK STATE FUEL GAS CODE 2020 NEW YORK STATE FIRE CODE 2020 NEW YORK STATE ENERGY CONSERVATION CODE 2017 NATIONAL ELECTRICAL CODE									
PROJECT ADDRESS 4 OLD STONEBREAK ROAD MALTA, NY 12020										
PROJECT USE BUSINESS (B)										
USE & OCCUPANCY CLASSIFICATION										
OCCUPANCY CLASSIFICATION BUSINESS GROUP B	OCCUPANCY SEPARATION MULTI-TENANT BUILDING NO FIRE BARRIER SEPARATION REQUIRED									
BUILDING SIZE PROPOSED NEW BUILDING 20,700 S.F.	BUILDING CONDITION NEW CONSTRUCTION OFFICE/WAREHOUSE BUILDING									
TYPE OF CONSTRUCTION										
TYPE OF CONSTRUCTION TYPE II	SEISMIC CATEGORY CATEGORY B	ALTERATION LEVEL -								
INTERIOR FINISHES										
WALLS & CEILINGS INTERIOR WALL & CEILING FINISH CLASS - "B"										
FIRE PROTECTION SYSTEMS										
AUTOMATIC SPRINKLER SYSTEM YES	FIRE ALARM & DETECTION SYSTEM YES									
MEANS OF EGRESS										
OCCUPANT LOADS										
ROOM OR SPACE DESIGNATION	CLASSIFICATION FOR USE	FLOOR AREA (S.F.)	DENSITY SF-PERSON (S.F.)	OCCUPANT LOAD BY CALCULATION	OCCUPANT ACTUAL NO.	OCCUPANT LOAD BY COMBINATION	ROOM OR SPACE TOTAL	OCCUPANTS ACCOUNTED FOR IN OTHER SPACES		
1ST FLOOR	BUSINESS	20,700	150 GROSS	XX	XX	-	XX	-		
EXIT DISTANCE 300' EXIT DISTANCE	EXIT WIDTH REQUIRED 32" PROVIDED 35"	COMMON PATH OF TRAVEL 120' TRAVEL DISTANCE	NO. OF EXITS 2 EXITS							
ACCESSIBILITY										
ACCESSIBLE ENTRANCES 3	ACCESSIBLE EXITS 3									
PLUMBING FIXTURE COUNT										
SANITARY FIXTURES										
OCCUPANCY TYPE	CAPACITY	WATER CLOSETS		LAVATORIES		DRINK FOUNTAINS		SERVICE SINK		
		FACTORS	# M. FIX.	# F. FIX.	FACTORS	# FIX.	FACTORS	# FIX.	FACTORS	# FIX.
B-GROUP (BUSINESS)	49 PERSONS	1/25	1	1	1/40	2	1/100	1	1	1
PROVIDED FIXTURES			25 WC	35 WC	6					1

PROJECT CONTACTS

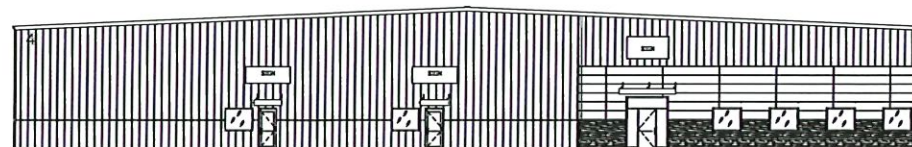
TOWN OF MALTA BUILDING, PLANNING & ZONING DEPARTMENTS 2543 ROUTE 9 MALTA, NY 12023 P. (515) 899-2635	GENERAL CONTRACTOR MR2 CONSTRUCTION SERVICES CONTACT: DONALD LITTLE 5 OLD STONEBREAK ROAD MALTA, NY 12023 M. (515) 950-7322	ARCHITECTURAL JOSEPH METZGER JOSEPH METZGER ARCHITECTS 4 DUNCLIFF COURT ALBANY, NY 12205 P. (515) 438-5578
OWNER MR2 5 OLD STONEBREAK ROAD MALTA, NY 12020 P. (515) 351-3589		

DRAWING LIST

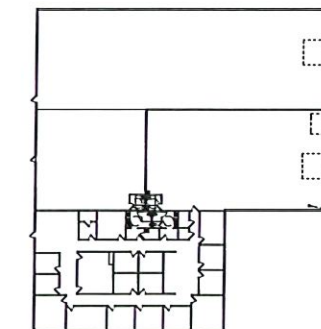
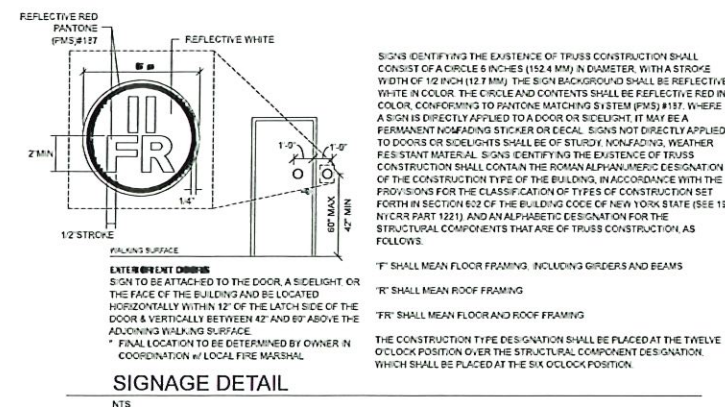
CS-1 COVER SHEET
CS-2 ACCESSIBILITY NOTES & DETAILS
LS-1 LIFE SAFETY
A-1 FLOOR PLAN
A-2 REFLECTIVE CEILING PLAN
A-3 DOOR SCHEDULE
A-4 FINISH PLAN
A-5 ELEVATIONS NORTH & WEST
A-7 ELEVATIONS SOUTH & WEST
#-# HW#-# SHUTTER/LAWOFF
#-# ELEVATION PLAN
#-# LIGHTING PLAN

GENERAL NOTES

- ALL WORK WILL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LOCAL STATE AND FEDERAL BUILDING CODES AND/OR REGULATIONS.
- THE CONTRACTOR SHALL VERIFY ALL FIELD DIMENSIONS AND NOTIFY THE ARCHITECT WITH ANY DISCREPANCIES.
- EXIT SIGNS AND EMERGENCY LIGHTING TO HAVE BATTERY BACK UP.
- FIRE EXTINGUISHERS SHALL BE PROVIDED IN ACCORDANCE WITH LOCAL CODE.
- BUILDING IS FULLY SPRINKLERED. ALL SPRINKLER SYSTEMS ARE TO BE DESIGNED AND INSTALLED COMPLIANT WITH SECTIONS 702 & 803 OF BOTH EBCNYS & BCNYS, & AS PER NFPA 13.
- FIRE ALARM SYSTEM IS TO BE INSTALLED COMPLIANT WITH SECTIONS 703 & 803 OF BOTH EBCNYS & BCNYS.
- ALL ELECTRICAL WORK SHALL BE PER CODE. ELECTRICAL WORK SHALL BE INSPECTED AS REQUIRED BY LOCAL CODES.
- ALL DOORS ARE AS NOTED & TO HAVE ADA COMPLIANT HARDWARE.
- ROOMS TO HAVE BRAILLE ROOM IDENTIFICATION SIGNS AS PER CODE.



4 OLD STONEBREAK ROAD
PROPOSED



BUILDING KEY

PLANS, SECTIONS, AND DEETS SHOWN HEREIN IN PAPER OR DIGITIZED FORM ARE THE PROPERTY OF MR2 CONSTRUCTION SERVICES AND SHALL NOT BE USED, REPRODUCED, COPIED OR REPRODUCED BY ANY PERSON, FIRM, OR CORPORATION WITHOUT WRITTEN AUTHORIZATION FROM MR2 CONSTRUCTION SERVICES. ANY ADDITIONAL INFORMATION ACCORD AND SUBSEQUENT COORDINATION OF THAT INFORMATION IS NOT THE RESPONSIBILITY OF MR2 CONSTRUCTION SERVICES.

MR²
CONSTRUCTION SERVICES

4 OLD STONEBREAK ROAD
4 OLD STONEBREAK ROAD
MALTA, NY 12020

Project:
ALL cabinetry layouts are ONLY architectural approximations and final design will be scheduled separately.

Drawing Date: 08/30/2024
Revision Date:
Drawing Scale: As Noted

VTAL INFORMATION REQUIRED FOR THE SUCCESSFUL COMPLETION OF WORK IS CONTAINED IN THE PROJECT MANUAL PREPARED FOR THIS PROJECT.

Sheet No. **CS-1**

PLANS, DESIGNS, AND IDEAS SHOWN HEREIN IN PAPER OR COMPUTERIZED FORM ARE THE PROPERTY OF MR2 CONSTRUCTION SERVICES AND SHALL NOT BE USED, REPRODUCED, ALTERED OR COPIED IN ANY MANNER WITHOUT WRITTEN AUTHORIZATION FROM MR2 CONSTRUCTION SERVICES. ANY ADDITIONAL INFORMATION ADDED AND SUBSEQUENT COORDINATION OF THAT INFORMATION IS NOT THE RESPONSIBILITY OF MR2 CONSTRUCTION SERVICES.

MR²
CONSTRUCTION SERVICES

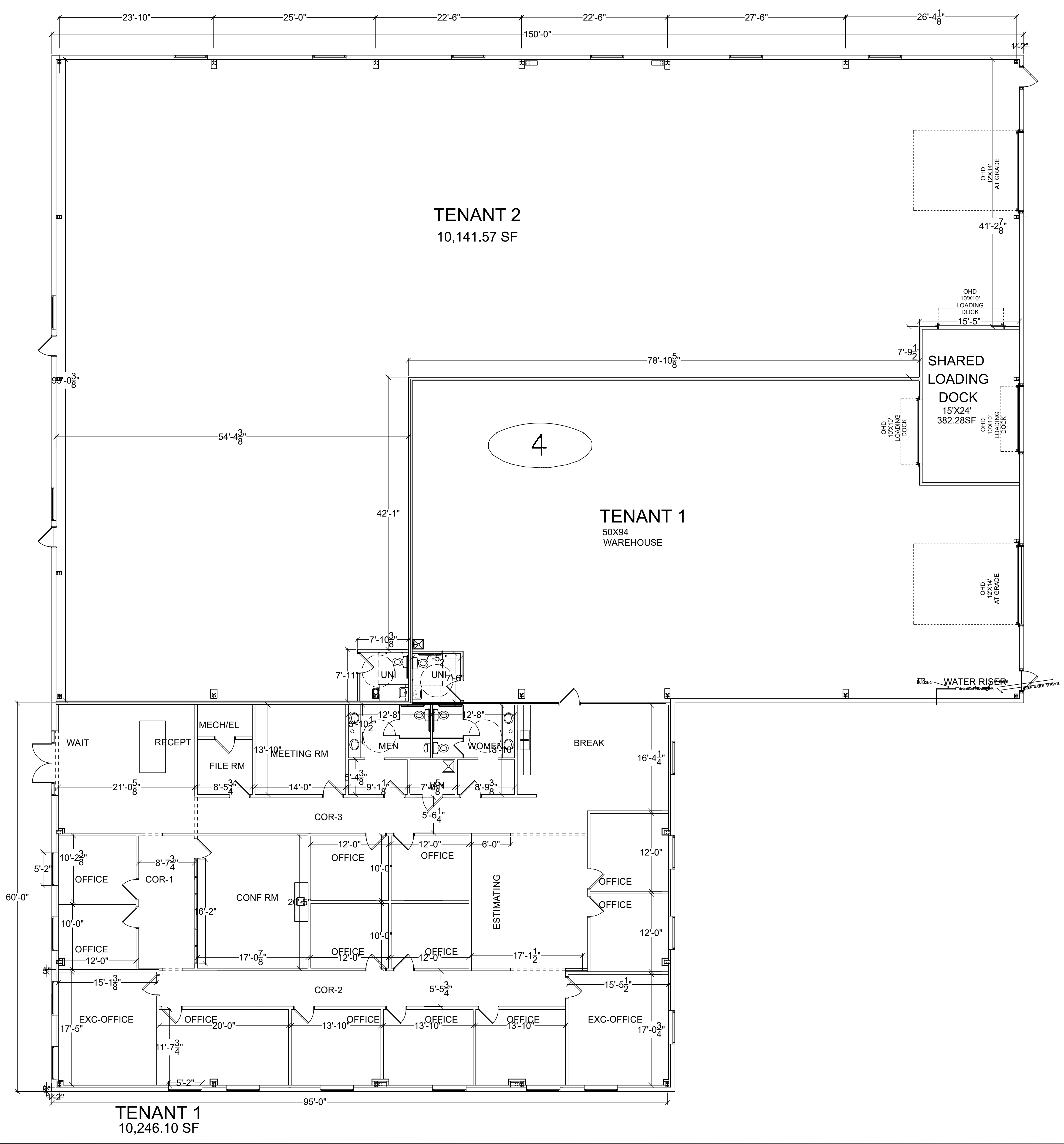
4 OLD STONEBREAK
4 OLD STONEBREAK ROAD
MALTA, NY 12020

Project: ALL cabinetry layouts are ONLY architectural approximations and final design will be scheduled separately

Drawing Date: 04/09/2026
Drawing Scale: 1/8" = 1'

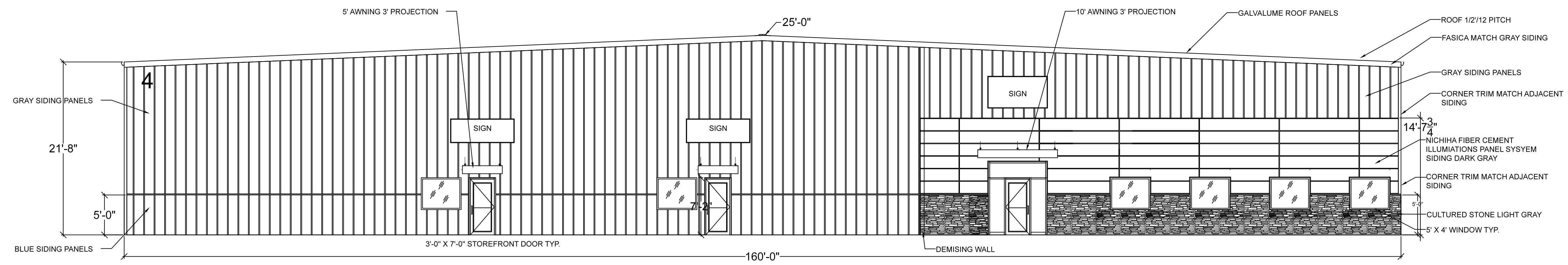
VITAL INFORMATION REQUIRED FOR THE SUCCESSFUL COMPLETION OF WORK IS CONTAINED IN THE PROJECT MANUAL PREPARED FOR THIS PROJECT

Sheet No. **A-1**

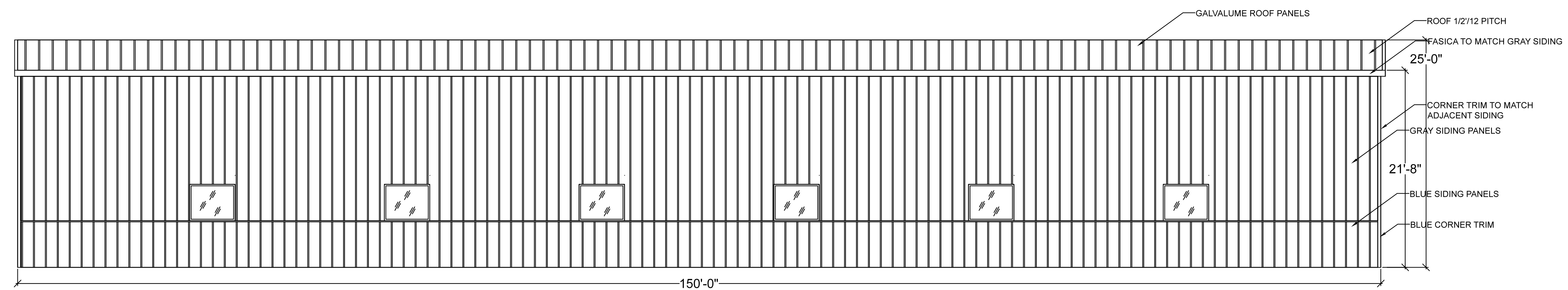


NOTE:
DIMENSIONS ARE FROM FINISHED SURFACES

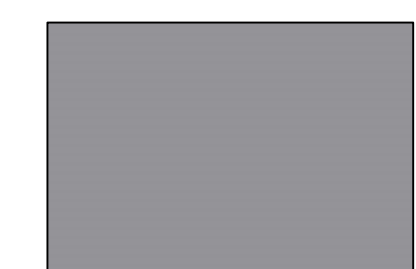
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WEST ELEVATION



NORTH ELEVATION



GRAY



BLUE

MR²
CONSTRUCTION SERVICES

4 OLD STONEBREAK
4 OLD STONEBREAK ROAD
MALTA, NY 12020

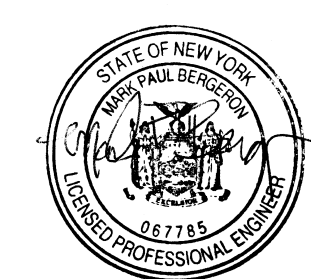
Project

ALL cabinetry layouts are ONLY architectural approximations and final design will be scheduled separately

Drawing Date: 08/30/2024
Drawing Scale: 1/8" = 1'

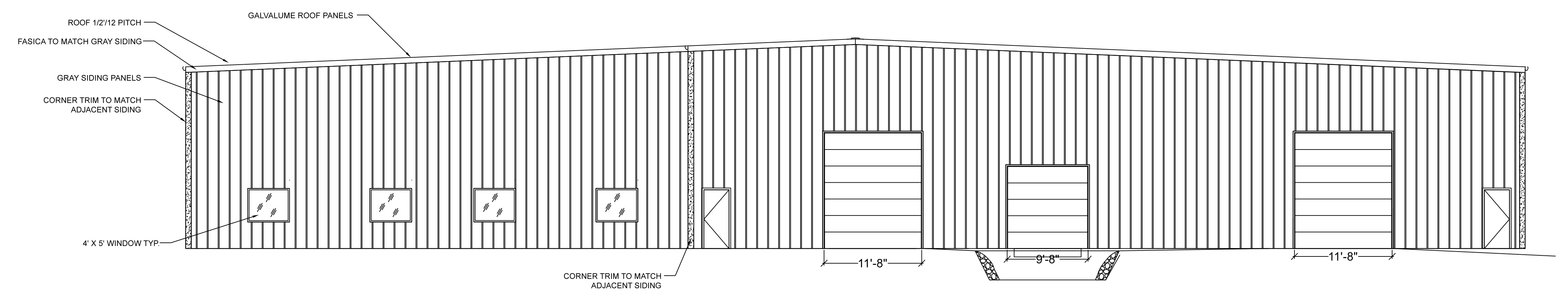
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Sheet No. **A-6**

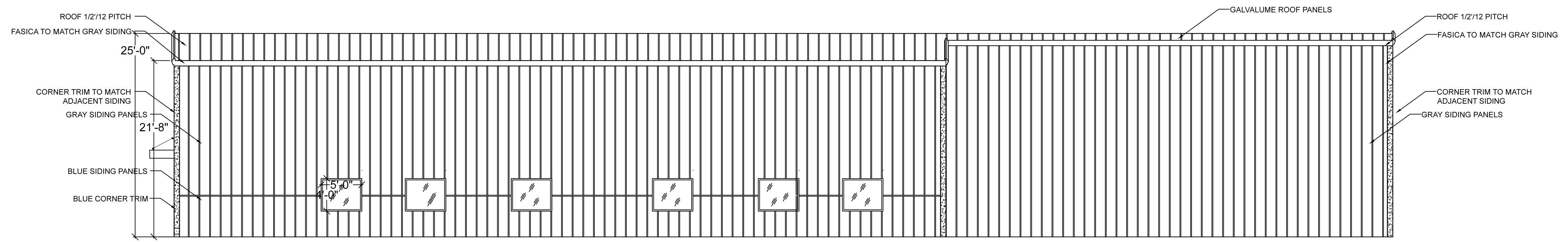


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MR²
CONSTRUCTION SERVICES



EAST ELEVATION



SOUTH ELEVATION



GRAY



BLUE



4 OLD STONEBREAK
4 OLD STONEBREAK ROAD
MALTA, NY 12020

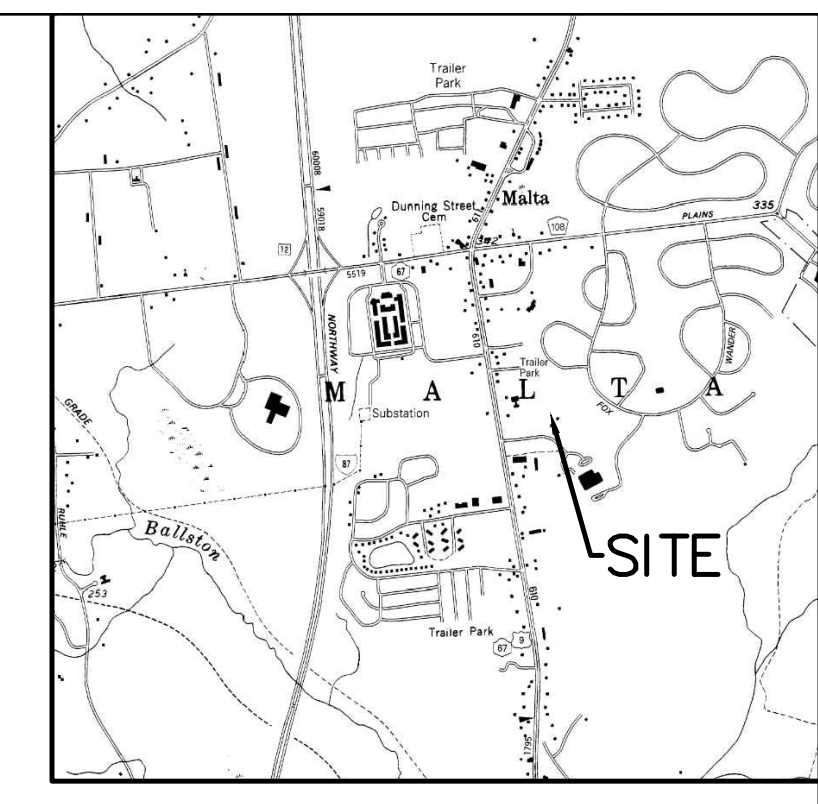
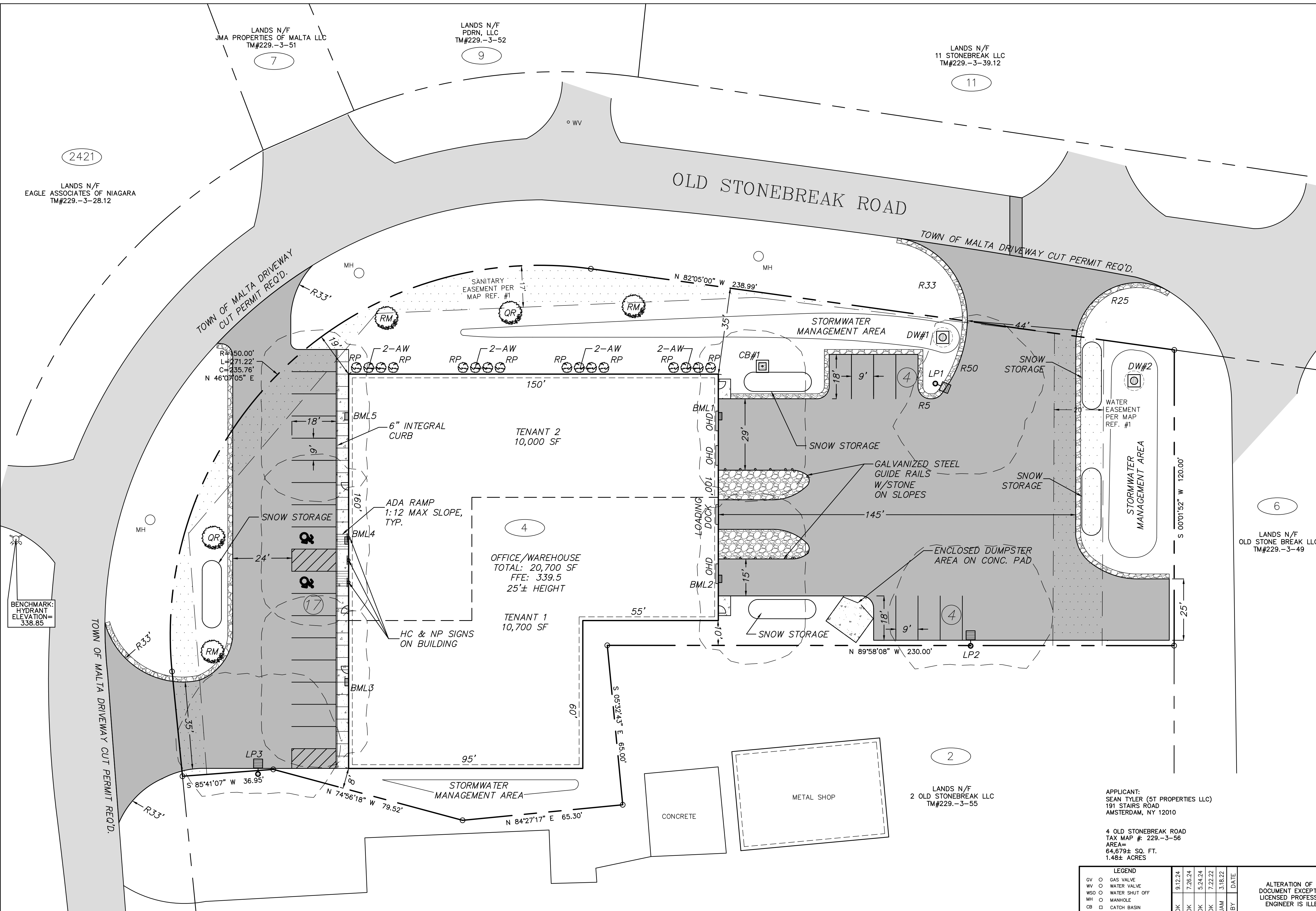
Project:

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Sheet No. **A-7**



- GENERAL NOTES:**
1. BASE MAPPING PREPARED BY ABD ENGINEERS, LLP FROM MAP REFERENCE AND GIS DATA.
 2. THE PLANS SHOW SOME KNOWN STRUCTURES, ABOVEGROUND STRUCTURES AND/OR UTILITIES BELIEVED TO EXIST WITHIN THE WORKING AREA. EXACT LOCATION OF WHICH MAY VARY FROM THE LOCATIONS INDICATED. IN PARTICULAR, THE CONTRACTOR IS WARNED THAT THE EXACT OR EVEN APPROXIMATE LOCATION OF SUCH PIPE LINES, SUBSURFACE STRUCTURES AND/OR UTILITIES IN THE ARE MAY BE DIFFERENT FROM THAT SHOWN OR MAY NOT BE SHOWN AND IT SHALL BE HIS RESPONSIBILITY TO PROCEED WITH GREAT CARE IN EXECUTING ANY WORK. PROVIDE (48) HOURS BEFORE YOU DIG, DRILL OR BLAST, CALL U.F.P.O. (1-800-962-7962).
 3. BUILDING WILL HAVE FIRE SPRINKLER SYSTEMS.
 4. WATER TO BE SERVED BY SARATOGA WATER SERVICES (SWS).
 5. SEWER TO BE SERVED BY SARATOGA COUNTY SEWER DISTRICT #1 (SCSD#1).

- MAP REFERENCE:**
1. "LUTHER FOREST RESIDENTIAL SUBDIVISION NO. 1 TOWN OF MALTA SARATOGA CO.", PREPARED BY PETER E. KENT ENGINEERS, DATED DECEMBER 22, 1978 AND FILED IN THE SARATOGA COUNTY CLERKS OFFICE ON JANUARY 11, 1979 AS MAP L-52.
 2. "MAP OF A SURVEY MADE FOR 2421 ROUTE 9, LLC", PREPARED BY VAN DUSEN & STEVES LAND SURVEYORS, DATED APRIL 25, 2008.
 3. "SUBDIVISION PLAN PREPARED FOR 2 OLD STONEBREAK ROAD, LLC PORTION OF LANDS OF ALEXANDER L. MACKAY DEED BOOK 1302, PAGE 287 / TAX I.D. NO. 229-3-39.1111 NO. 2 STONEBREAK ROAD TOWN OF MALTA, SARATOGA COUNTY, NEW YORK", PREPARED BY NORTHEAST LAND SURVEY & LAND DEVELOPMENT CONSULTANTS, P.C. DATED OCTOBER 30, 2019.

SITE DATA:
 ZONING: PDD #9 LUTHER FOREST

PROPOSED LOT: 64,679± SF (1.48± AC)

BLDG: WAREHOUSE - 18,400 SF
 OFFICE - 2,000 SF
 TOTAL BLDG - 20,700 SF

TOTAL BUILDING AREA ON LOT: 20,700 SF

PARKING SUMMARY:
 INDUSTRIAL/MFG: 0.8 SPACE/EMPLOYEE = 0.8 X 15 EMPLOYEES = 12 SPACES
 OFFICE: 1 SPACE/300 SF = 2,000/300 = 8 SPACES
 TOTAL REQUIRED = 20 SPACES
 SPACES PROPOSED: 25 SPACES

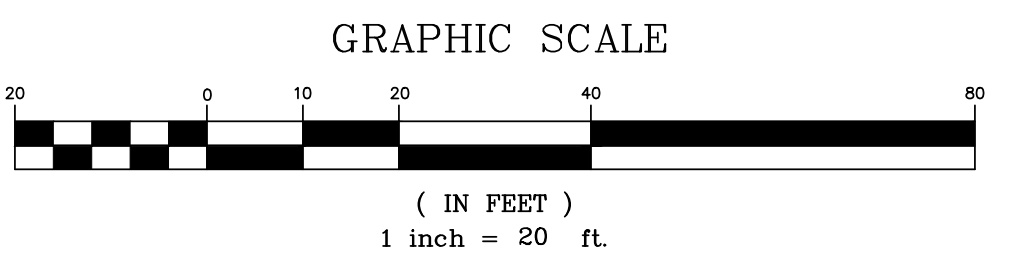
SITE STATISTICS - LOT 1:

BUILDING: 20,700 SF - 0.47 AC - 32.0%
 PAVEMENT: 26,273 SF - 0.61 AC - 40.6%
 GREENSPACE: 17,706 SF - 0.40 AC - 27.4%
 TOTAL: 64,679± SF - 1.48± AC

AREA OF DISTURBANCE: 1.63± AC

APPLICANT:
 SEAN TYLER (ST PROPERTIES LLC)
 191 STAIRS ROAD
 AMSTERDAM, NY 12010

4 OLD STONEBREAK ROAD
 TAX MAP # 229-3-56
 AREA= 64,679± SQ. FT.
 1.48± ACRES



PLANTING SCHEDULE

KEY	SCIENTIFIC NAME	COMMON NAME	QUANT.	SIZE	COMMENTS
RM	ACER RUBRUM	RED MAPLE	3	2.5" TO 3" C	B & B
QR	QUERCUS RUBRA	NORTHERN RED OAK	2	2.5" TO 3" C	B & B
RP	RHODODENDRON 'PJM'	PJM RHODODENDRON	8	24" TO 30" S	B & B
AW	VIBURNUM DENTATUM	ARROWWOOD	8	18" TO 24" S	B & B

C = CALIPER HT = HEIGHT S = SPREAD B & B = BALLED & BURLAPPED

LEGEND

GV	○	GAS VALVE
WV	○	WATER VALVE
WSD	○	WATER SHUT OFF
MH	○	MANHOLE
CB	□	CATCH BASIN
UP	○	UTILITY POLE
LP	☆	LIGHT POLE
IRF	○	IRON ROD FOUND
IPF	○	IRON PIPE FOUND
CRF	○	CAPPED IRON ROD FOUND
CIRS	○	CAPPED IRON ROD SET
BM	▲	MAG NAIL
BML	▲	BUILDING MOUNTED LIGHT
S	—	SIGN
G	—	GAS LINE
T	—	TELEPHONE LINE
W	—	WATER LINE
USE	—	UNDERGROUND ELEC LINE
ST	—	STORM LINE
S	—	SANITARY LINE
OH	—	OVERHEAD UTIL.

ALTERATION OF THIS DOCUMENT EXCEPT BY A LICENSED PROFESSIONAL ENGINEER IS ILLEGAL

LUIGI A. PALLESCHI, P.E.
 N.Y.S. LICENSE NO. 94676

LAYOUT, LIGHTING & LANDSCAPING PLAN
OFFICE/WAREHOUSE
 4 OLD STONEBREAK ROAD

TOWN OF MALTA COUNTY OF SARATOGA STATE OF NEW YORK

ABD ENGINEERS SURVEYORS
 411 Union St. Schenectady, N.Y. 12305
 518-377-0315 Fax: 518-377-0379
 www.abdeng.com

DATE: SEPTEMBER 23, 2021 SCALE: 1" = 20' DWG: 4685M-57A5 SHEET OF 1 5