

87,150 SF

INDUSTRIAL MANUFACTURING SPACE

FOR LEASE

49 GEYSER ROAD, SARATOGA SPRINGS, NY 12866



8 DOCKS



RAIL SPUR
CAPABLE



IMMEDIATELY
AVAILABLE



**STANDBROKERAGE
COMPANY**
4 Executive Park Drive
Albany, NY 12203
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PROPERTY OVERVIEW

Construction	Pre-Engineered Metal and Masonry
Roof	Rubber
Building Size	216,320 SF
Available Space	87,150 SF
Lot Size	29.15 Acres
Lease Rate	\$5.00/SF
Estimated NNN	\$1.65/SF (est.)
Delivery	Immediately Available
Loading	8 Docks with ability to add OHD
Trailer Parking	89 Spaces (expandable)
Ceiling Height	20' Clear
Columns	40' x 40'
Fire Suppression	• Sprinkler system specifically designed for paper storage and manufacturing with significant capabilities • 300,000 Gallon above ground storage tanks • Fed by redundant fire pumps
Power	• On site 34.5kVA Customer owned substation • Existing Service – 480v 3 Phase 4,000 Amps • Service can be expanded from substation with additional transformers
Water	• Existing 4" domestic waterline • Existing 14" main at street providing accessibility for future expansion



Sewer	Existing line can be expanded to accommodate significant requirements
Gas	6" High Pressure Line
Lighting	Motioned sensed LED
Zoning	General Industrial (IND-G), City of Saratoga Springs

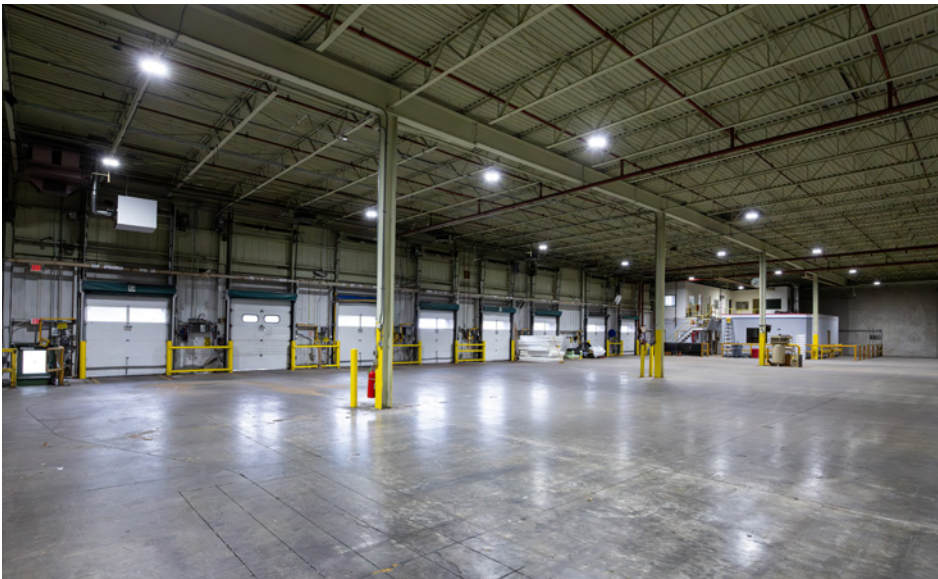


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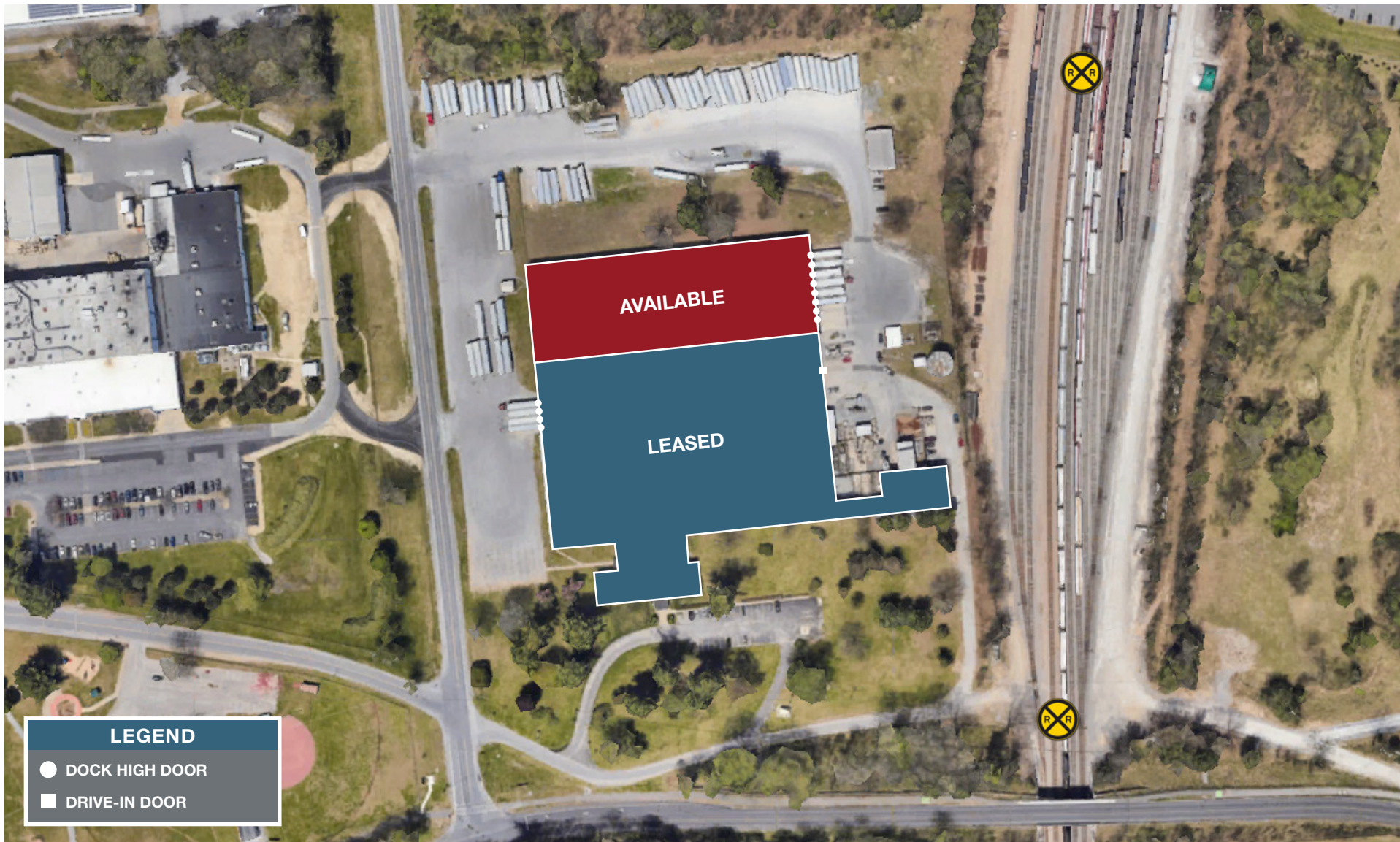


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W.J. GRANDE INDUSTRIAL PARK



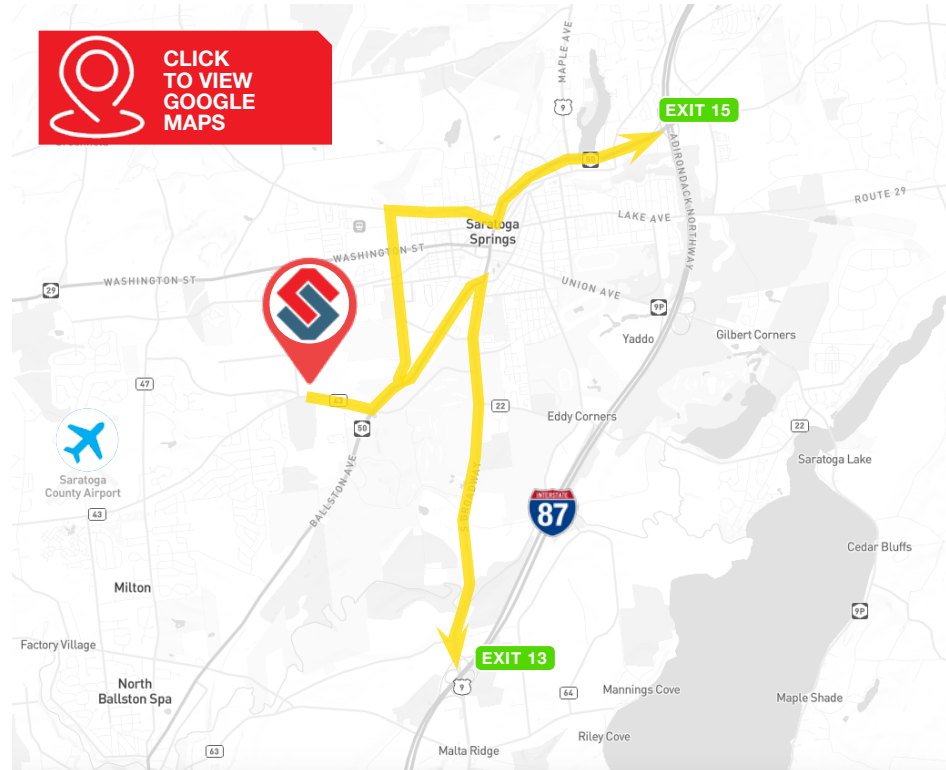
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HIGHWAY ACCESS



Rail Spur	On Site
Saratoga County Airport	±3 miles
I-87 (Exit 15)	±6 miles
I-87 (Exit 13)	±6 miles
I-87 (Exit 12)	±9 miles

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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