

2,842 SF
FLEX WAREHOUSE SPACE

FOR LEASE

419 ROUTE 146, CLIFTON PARK, NY 12065



2,842 SF OF
MODERN FLEX
SPACE



UNDER 1 MILE
TO I-87



IMMEDIATELY
AVAILABLE



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

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Property Overview

Construction	PEMB
Roof	Metal
Year Built	2020
Building Size	14,750 SF
Available Space	2,842 SF
Lot Size	2.96 Acres
Lease Rate	\$4,150 per Month Gross
Loading	1 OHD (14')
Ceiling Height	22'
Utilities	National Grid Gas and Electric
Water and Sewer	Municipal
Delivery	Immediate
Zoning	Industrial



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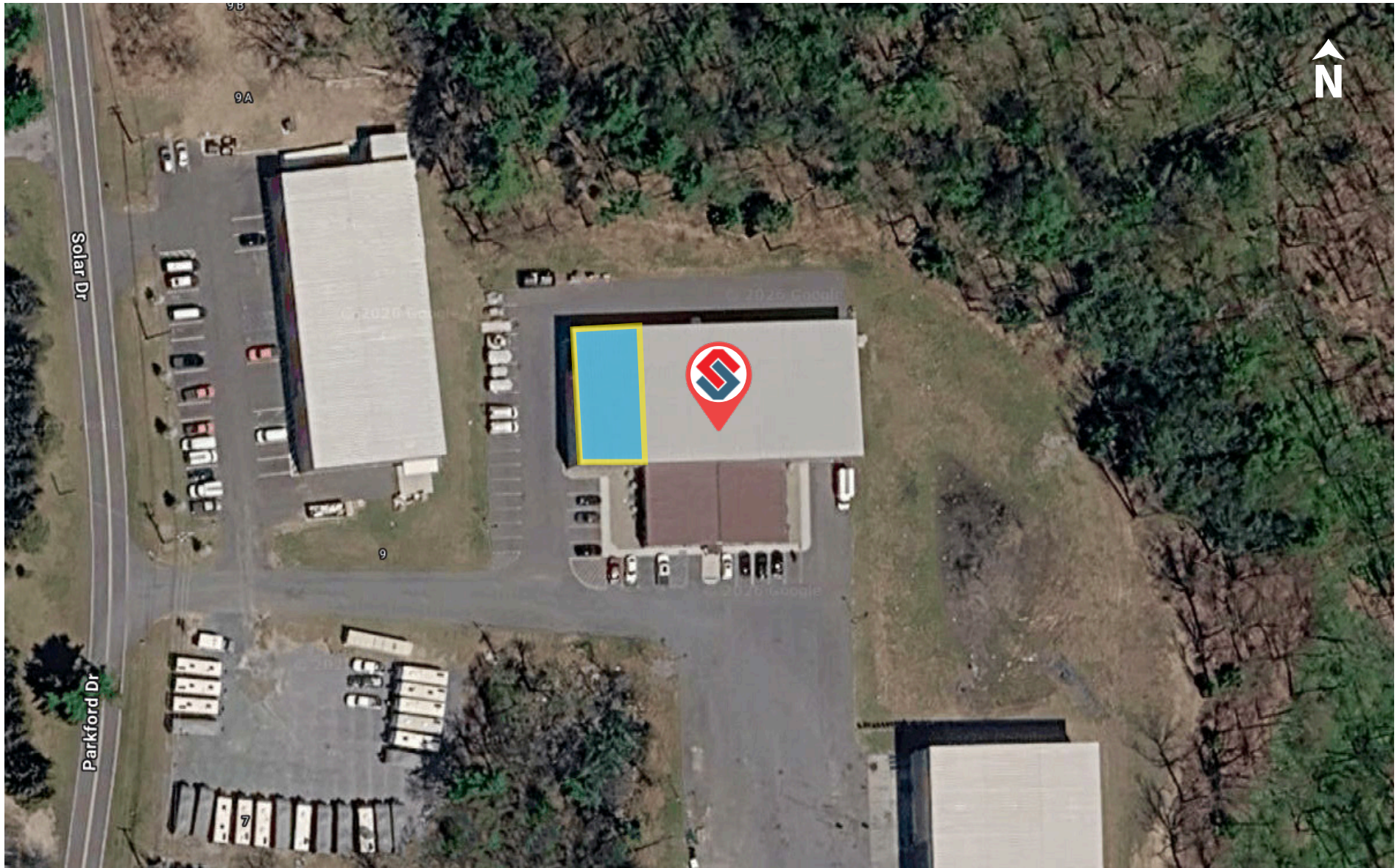
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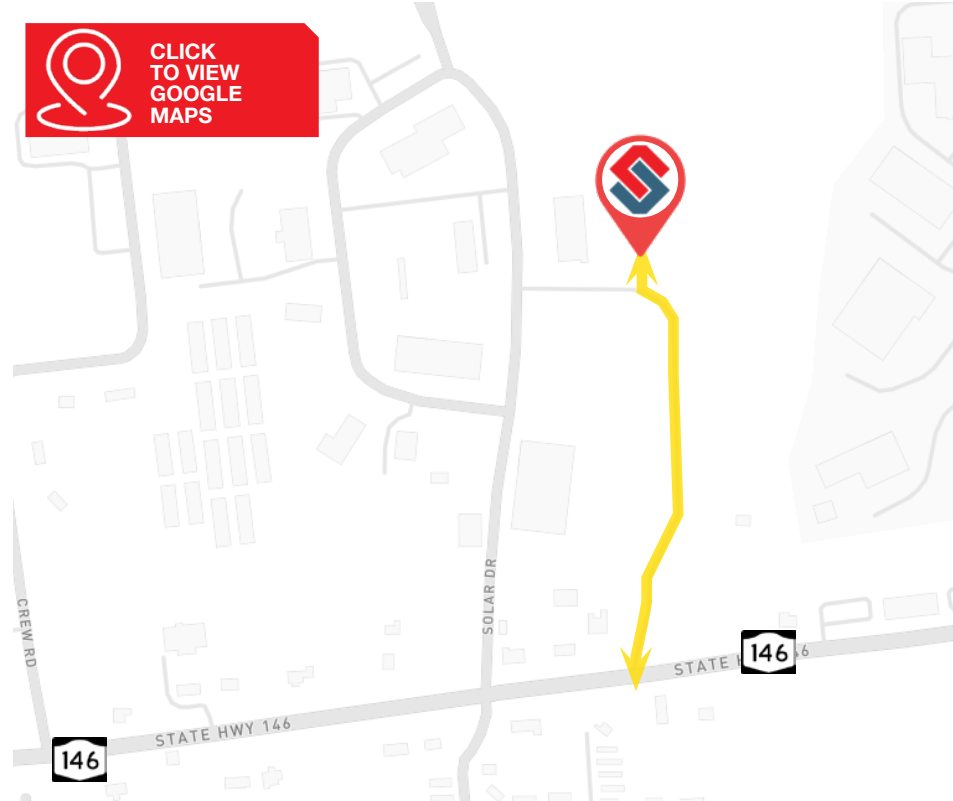


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HIGHWAY ACCESS



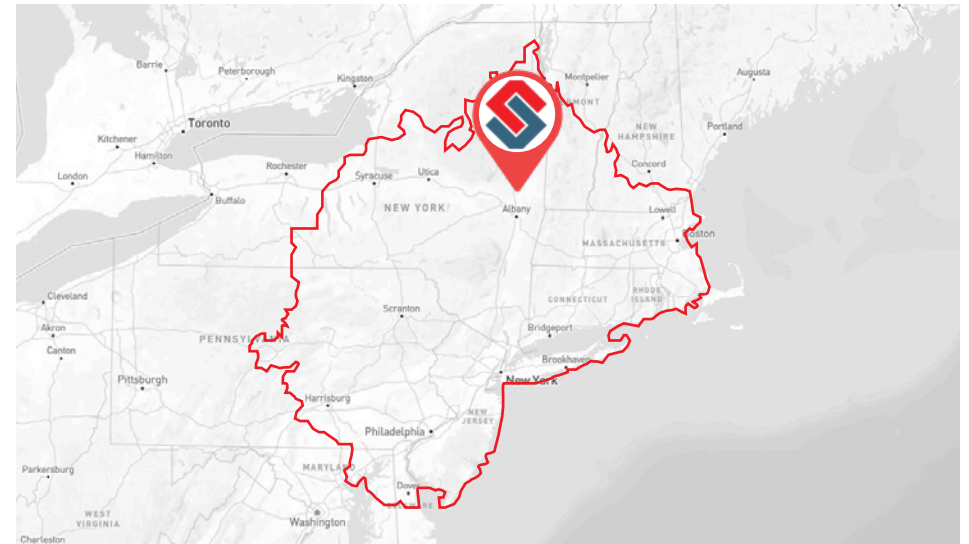
Downtown Albany	±21 miles
Albany International Airport	±12 miles
Route 146	± .1 miles
I-87	under 1 mile

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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