

189,211 SF

INDUSTRIAL SPACE

FOR LEASE

49 GEYSER ROAD, SARATOGA SPRINGS, NY 12866



8 DOCKS
AND 2 OHDS



RAIL SPUR
ON SITE



AVAILABLE
DECEMBER 2024



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INTRODUCTION:

Property Overview

The property offers almost 190,000 SF of distribution or light manufacturing space at the entrance to the W.J. Grande Industrial Park in Saratoga Springs. Enjoy ample trailer parking of 89 spaces with the ability to expand. The site is rail served and the building can accommodate a wide range of users.



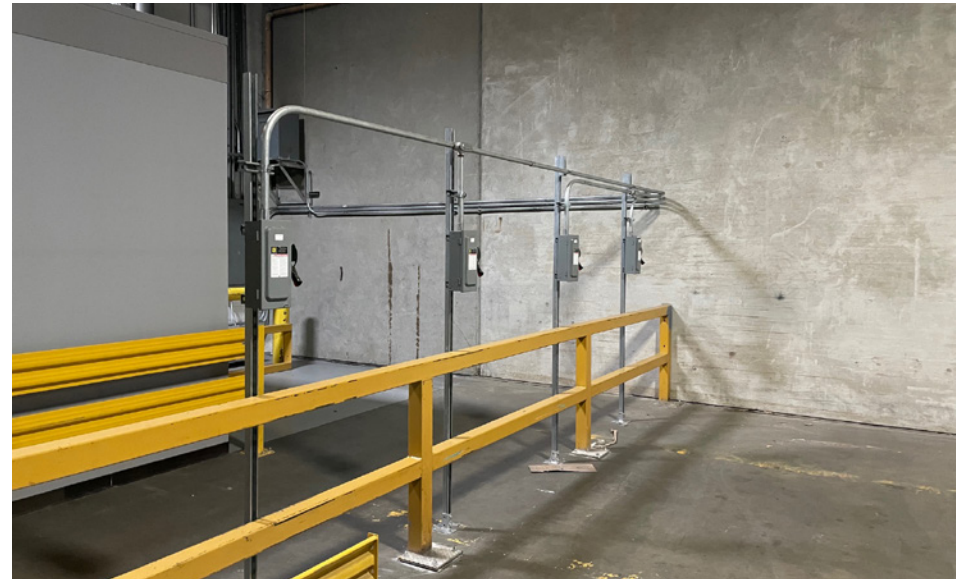
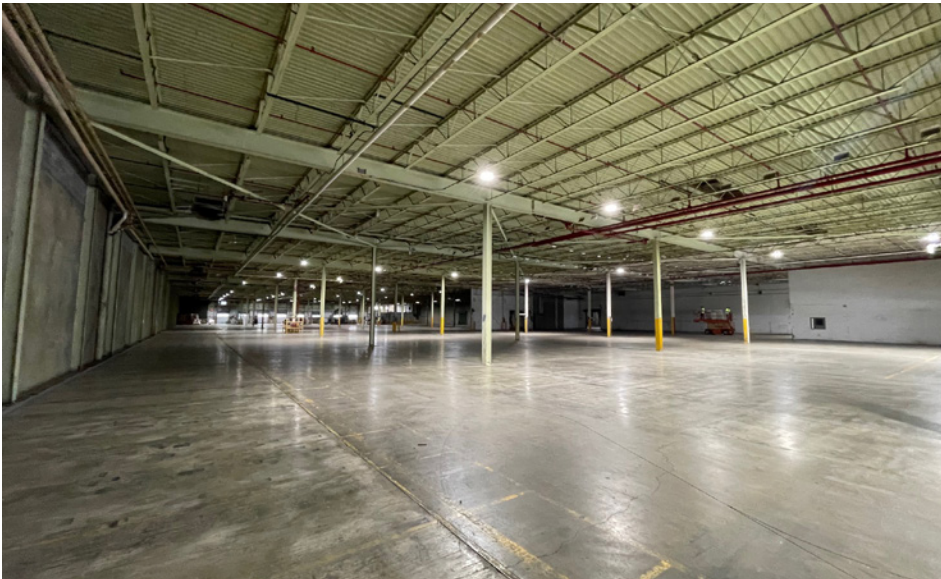
Construction	Pre-Engineered Metal and Masonry
Roof	Rubber
Building Size	216,320 SF
Available Space	189,211 SF
Lot Size	29.15 Acres
Lease Rate	\$5.00/SF
Estimated NNN	\$1.65/SF (est.)
Delivery	December 2024
Loading	8 Docks, 2 OHDs
Trailer Parking	89 Spaces
Ceiling Height	18-20' Clear
Columns	40' x40'



Lighting	Motioned sensed LED
Sprinkler	Wet
Electrical	3 Phase

Utilities (Gas & Electric)	National Grid
Water and Sewer	Municipal
Zoning	General Industrial (IND-G), City of Saratoga Springs

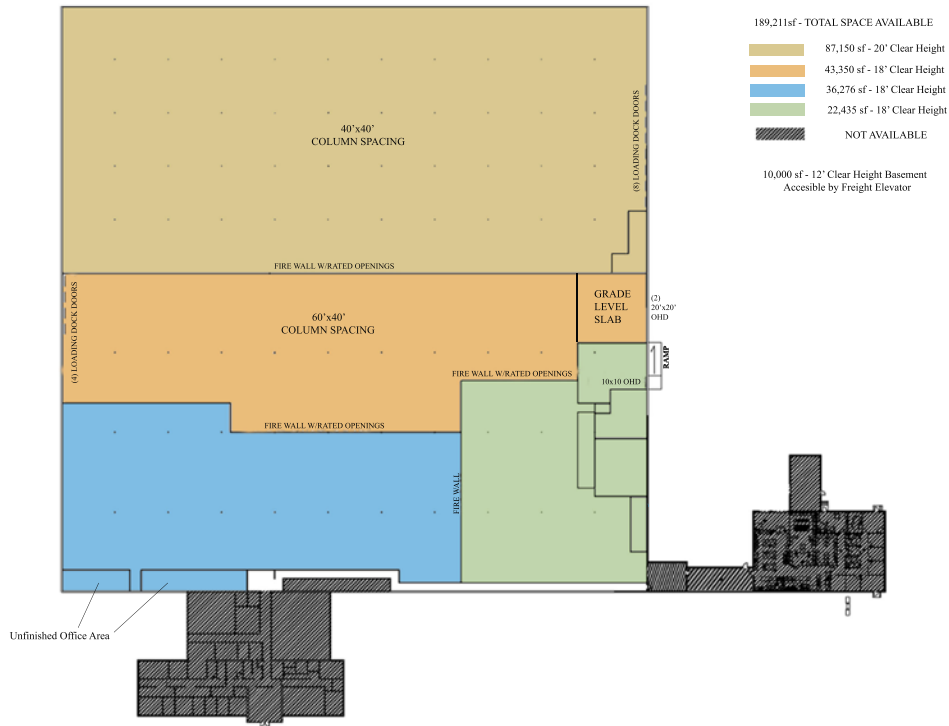
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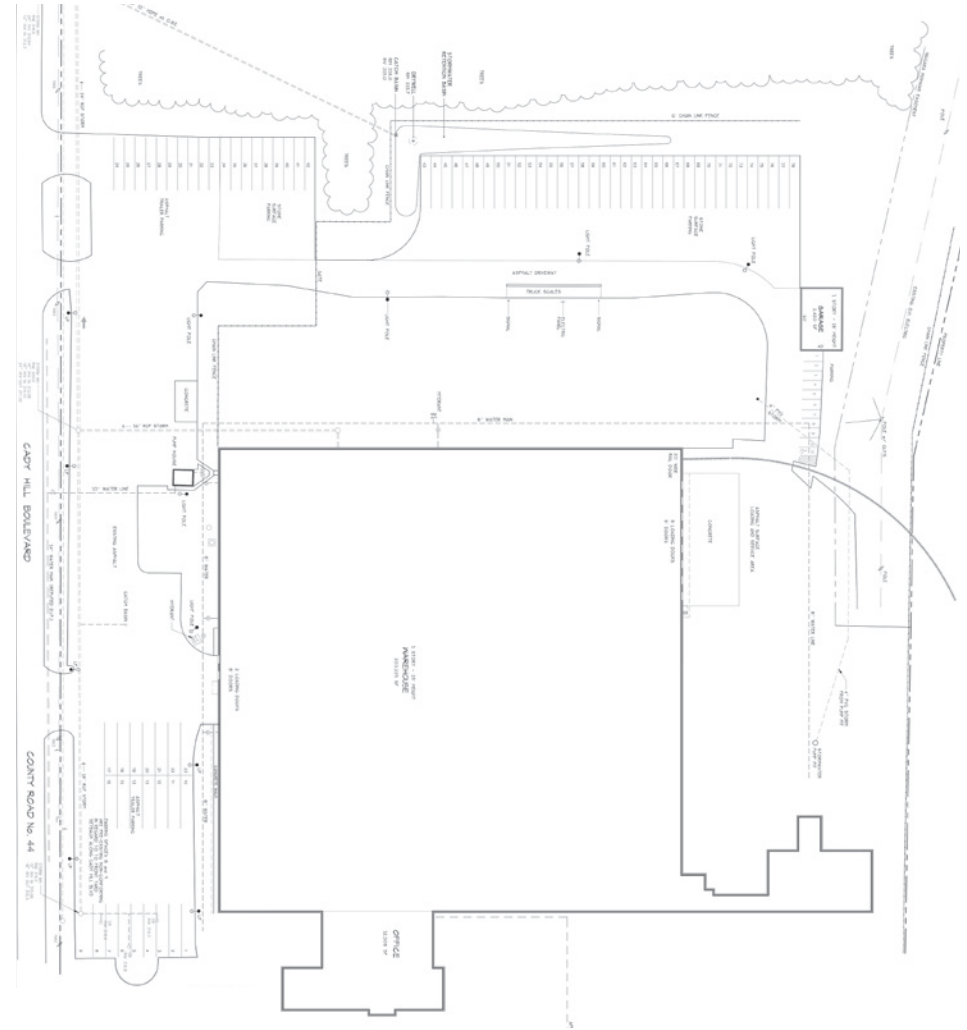
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 **CLICK TO VIEW FLOOR PLAN**



 **CLICK TO VIEW SITE PLAN**



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W.J. Grande Industrial Park



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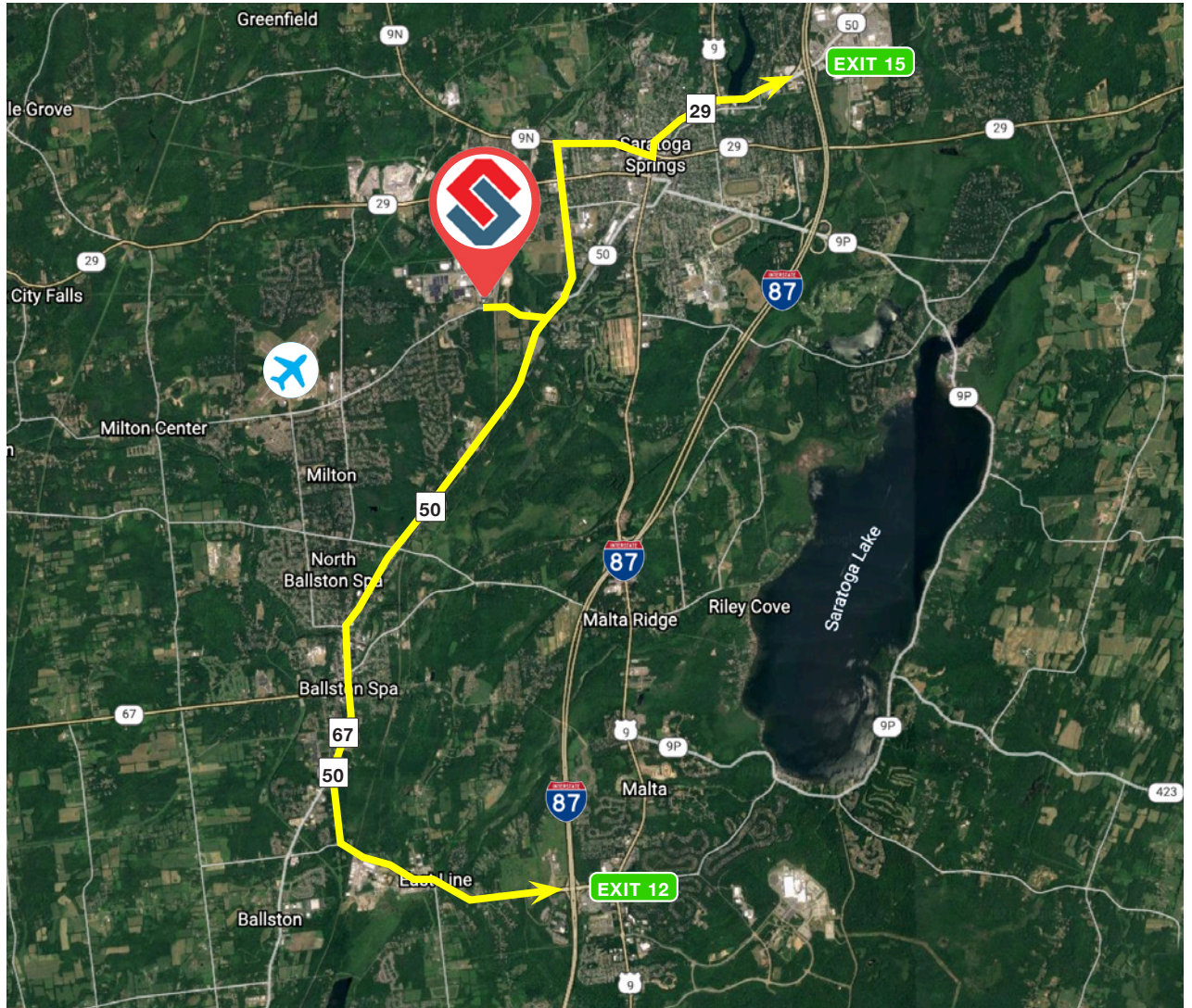
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CONNECTIVITY:

Excellent Access

The property is situated at the entrance to the W.J. Grande Industrial Park in Saratoga Springs providing easy access to local and regional transportation networks. In addition, the site is rail served.

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



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