

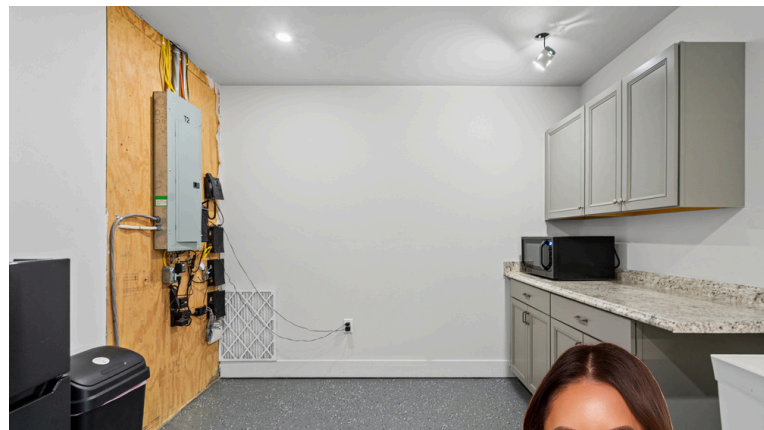
COMMERCIAL LEASE



**1 CHARLTON ROAD,
BALLSTON SPA NY, 12020**

SUITE 106

PRICE: \$14.75 / 2460 SF MONTHLY RENTAL (INCL NNN)



Meghan O'Connor
call / text : 315.378.7710
Real Estate Associate Broker
(o) 518-724-5800
38 High rock Ave, Saratoga Springs, NY

kw.PLATFORM

"Each Office Is Independently Owned and Operated"



SITE OVERVIEW

- High-Traffic Corner | Charlton Rd & Route 50
- ±2,460 SF Light Industrial Space
- Available: October 1, 2026 (earlier possible)
- 12' overhead door
- 14' clear height (warehouse area)
- 200-amp electrical service
- HVAC
- Half bath
- Ample on-site parking
- Lease: NNN (Triple Net)

LOCATION

1 Charlton Road, Suite 106



FLOOR PLAN

