



Available For Lease

**8 Glens Falls Tech Park,
Glens Falls, NY 12801**



PROPERTY SUMMARY & PARCEL OUTLINE

8 Glens Falls Tech Park, Glens Falls, NY 12801 offers 20,279 SF of industrial warehouse space on a 5.01-acre site. The facility features 2 dock-high doors and 1 drive-in door, along with a 24' clear height, providing efficient loading and flexibility for distribution or light manufacturing users. Built in 1980 and classified as a Class B asset, the property offers a functional layout with ample space for truck circulation, parking, and outdoor operations in a well-positioned Glens Falls industrial park location.



Property Details & Specifications

Address: 8 Glens Falls Tech Park, Glens Falls, NY 12801

Lease Rate: \$7.95

Type: Industrial Warehouse

Total SF: 20,279

Acreage: 5.01

Dock Doors: 2

Drive In Doors: 1

Clear Height: 24'

Building Class: B

Year Built/Renovated: 1980









PRIME INDUSTRIAL LOCATION - GLENS FALLS, NY

8 Glens Falls Tech Park is strategically positioned within one of Upstate New York's premier business and technology campuses, offering excellent connectivity along the I-87 (Adirondack Northway) corridor. The property benefits from immediate proximity to I-87, providing efficient north-south access between Albany and Montreal, as well as strong regional connectivity to the broader Northeast market. Located within a well-established tech park environment, the site is surrounded by advanced manufacturing, technology, and professional users, making it well-suited for light manufacturing, flex industrial, R&D, and service operations. Its proximity to Downtown Glens Falls, regional workforce hubs, and surrounding commercial amenities supports strong labor accessibility, while its location within the I-87 corridor provides a strategic advantage for companies seeking efficient distribution and connectivity throughout the Capital Region and beyond.

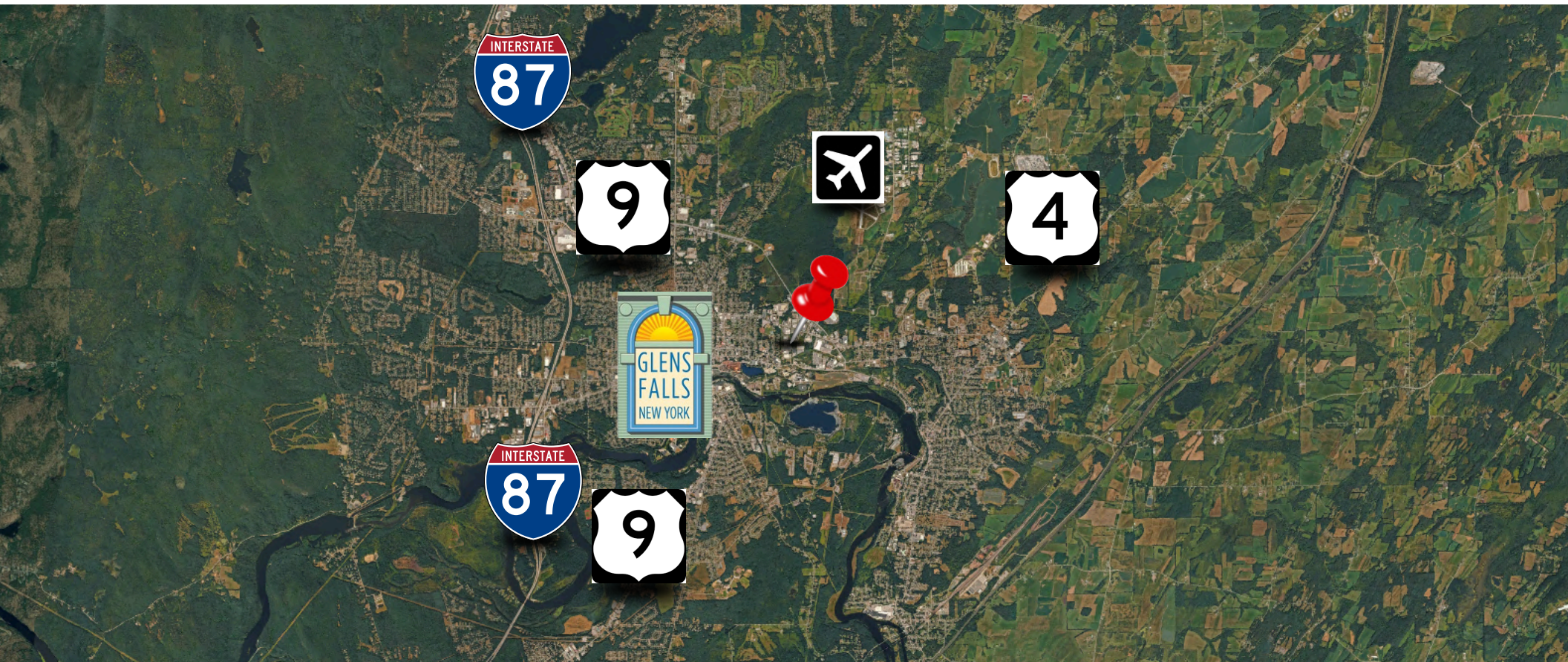
LOCATION KEY DISTANCES

I-87: 0.5 miles

Route 9: 1.5 miles

Downtown Glens Falls: 2.5 miles

Queensbury, NY (Retail & Commercial Hub): 3.0 miles





Matt DePerro



Leasing Officer



315-720-9731



Matt@IronHornEnterprises.com

Available For Lease

**8 Glens Falls Tech Park,
Glens Falls, NY 12801**

