

10 Stonebreak Road, Suite 3 Malta, NY 12020

Value...through performance



SIZE

Building Size: 165,000 +/- Sq. Ft. Lot: 40 +/- Acres

Spaces Available: Office 1,400 Sq. Ft.

Warehouse space available at the NEW 125K SF building currently under construction within the logistics park.

Access to overhead door and loading docks.

ASKING RENT

\$2,800/month gross plus janitorial.

COMMENTS

Located 1.5 Miles from I-87 at the Northern entrance of Luther Forest on Arnoff Logistics Campus.

Monument signage on the road.

30' +/- warehouse ceilings.

Office/Manufacturing Warehouse space available.

Neighboring tenants include Arnoff Logistics Campus, Global Foundries, Fab 8 in Luther Forest, and the Saratoga Technology & Energy Park.

DEMOGRAPHICS

Population Estimate

1 Mile 2,396 3 Mile 15,155 5 Mile 35,054

Daytime Population

1 Mile 2,656 3 Mile 8,535 5 Mile 26,358

Average Household Income 1 Mile \$90.614

3 Mile \$96,738 5 Mile \$100,985

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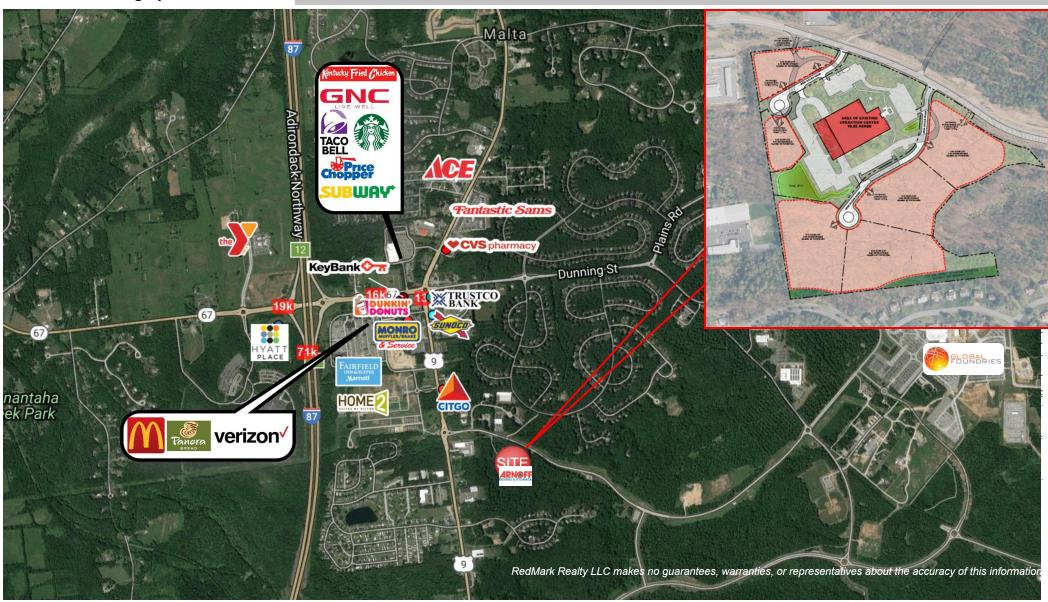
Gordon Heeps or Alex Kutikov 518.952.7500 info@redmarkrealty.com





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CONTACT Gordon Heeps or Alex Kutikov 518.952.7500 info@redmarkrealty.com RedMark Realty, LLC 7 Southside Drive, Suite 200 Clifton Park, NY 12065 www.redmarkrealty.com