

ARNOFF GLOBAL LOGISTICS CENTER 10 STONEBREAK ROAD

PRIME WAREHOUSE/ DISTRIBUTION/ MANUFACTURING LOCATION
MALTA, NY 12020

100,000 SF FOR LEASE



DELIVERY 2ND QUARTER 2022

GORDON HEEPS

Principal Broker
O:518.952.7500 x 101
Info@redmarkrealty.com

ALEX KUTIKOV

Principal Broker
O:518.952.7500 x 102
Info@redmarkrealty.com

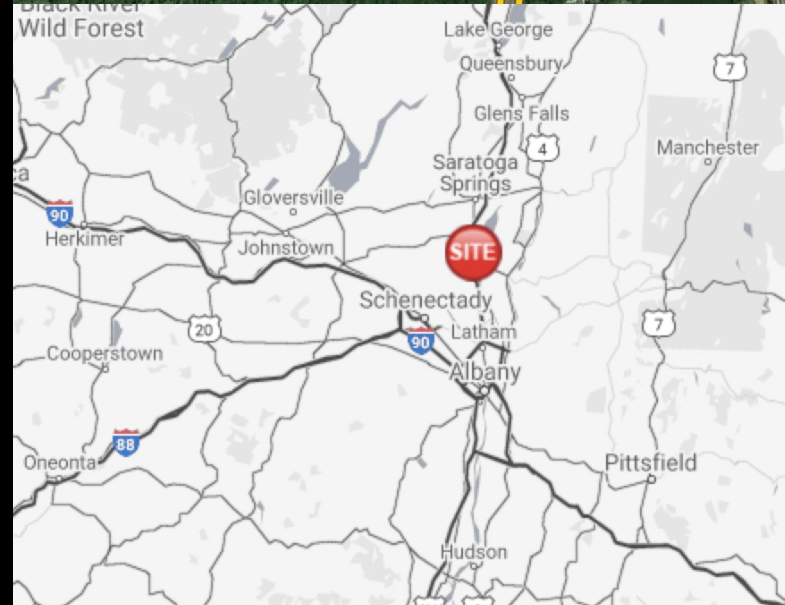
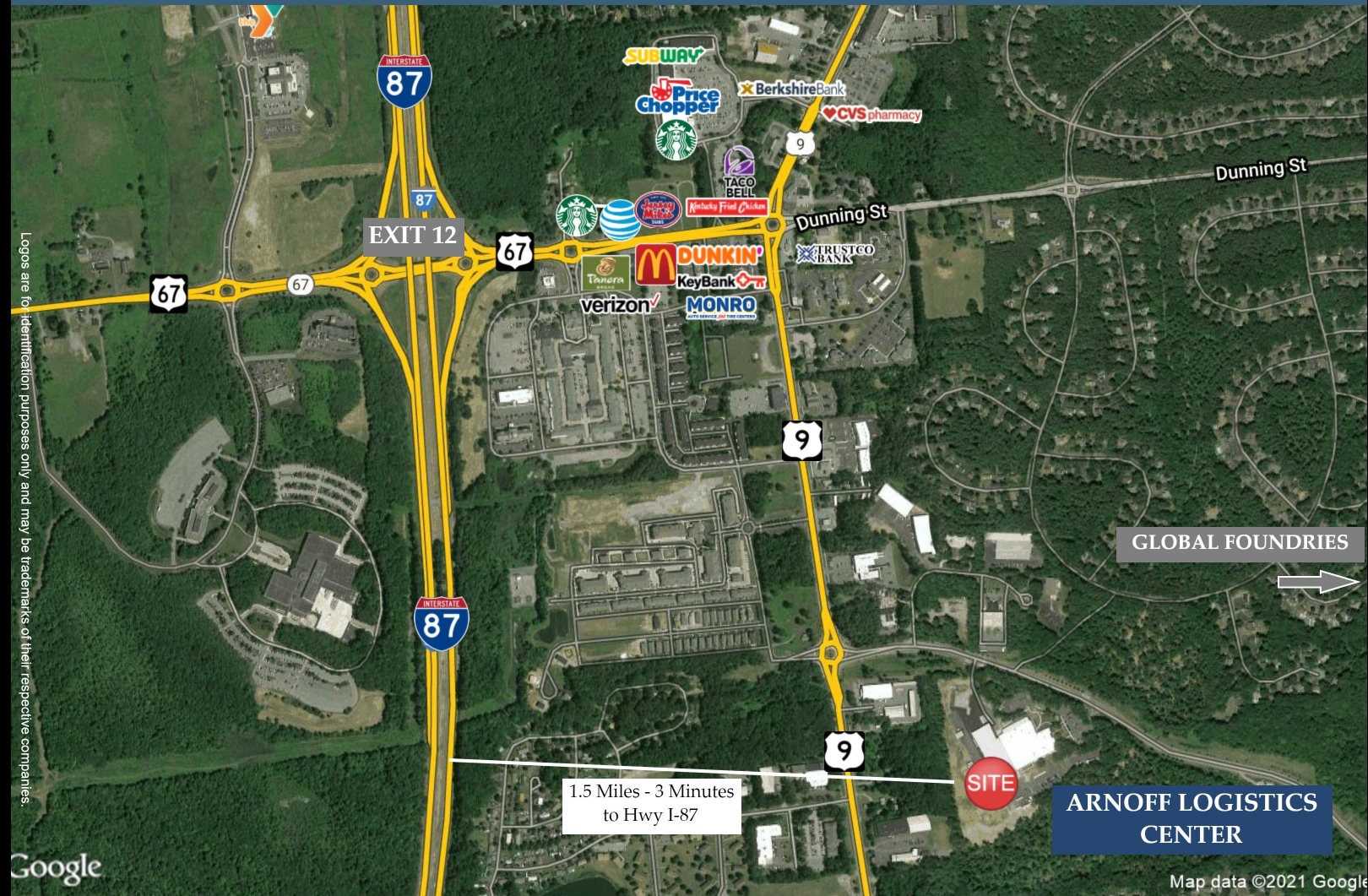
ARNOFF
MOVING+STORAGE+RIGGING
*Exceeding Customer Expectations
since 1924*



ARNOFF GLOBAL LOGISTICS CENTER 10 STONEBREAK ROAD

PRIME WAREHOUSE/ DISTRIBUTION/ MANUFACTURING LOCATION
MALTA, NY 12020

LOCATION



LOCATION ADVANTAGES

CENTRALLY LOCATED WITHIN SOUTHERN SARATOGA COUNTY, CAPITAL DISTRICT.

1.5 MILES FROM EXIT 12, I-87.

3 MILES FROM EXIT 11, I-87.

GLOBAL FOUNDRIES PHASE 1 - 2 MIL SF. CENTER 3,000 EMPLOYEES. EXPANDING PHASE 2 - 1,000 EMPLOYEE. TOTAL 4,000 EMPLOYEES 2022.

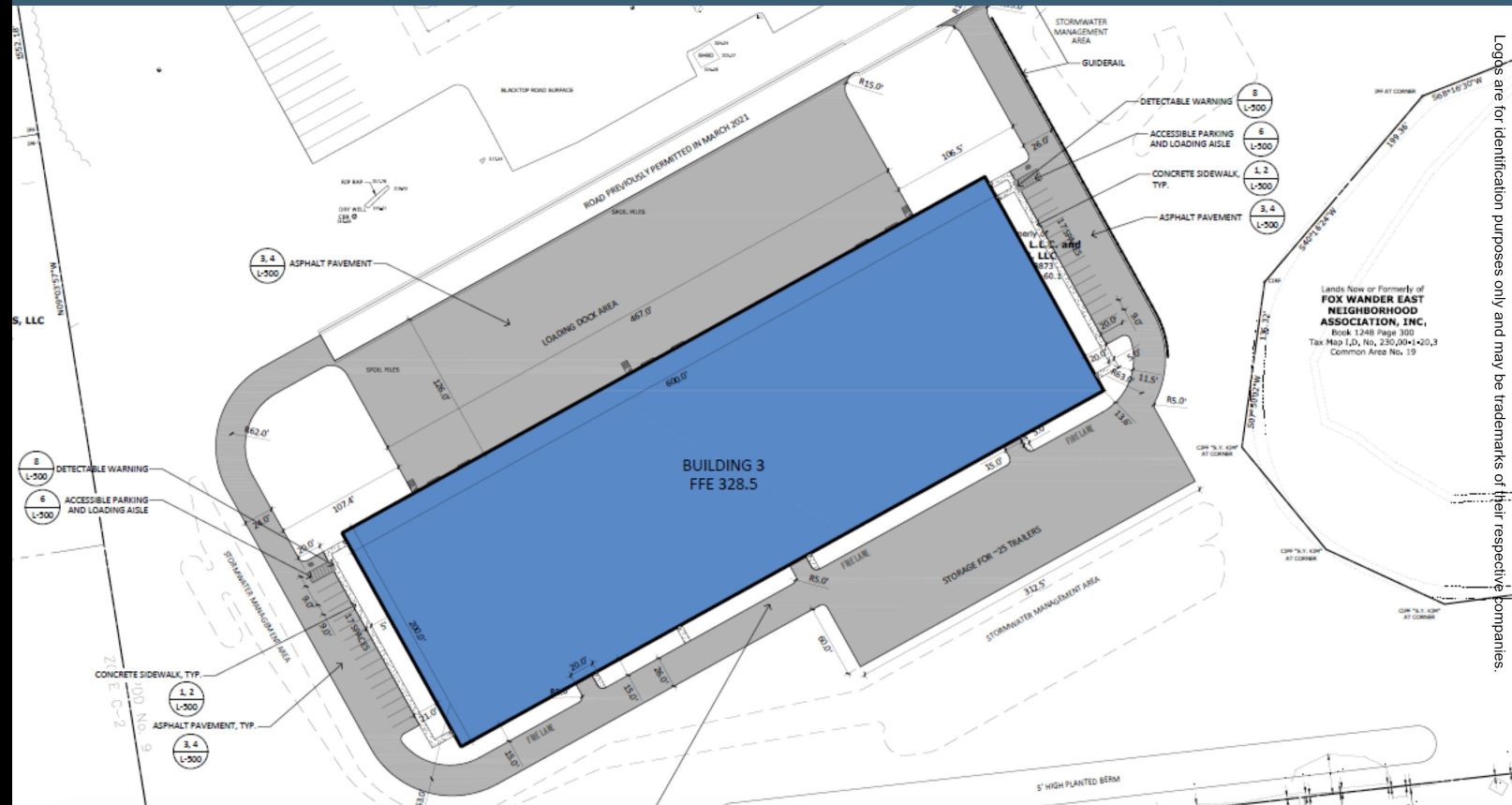
ABUNDANT AREA AMENITIES INCLUDING RESTAURANTS, RETAIL AND SERVICE BUSINESSES.

ARNOFF GLOBAL LOGISTICS CENTER

10 STONEBREAK ROAD

PRIME WAREHOUSE/ DISTRIBUTION/ MANUFACTURING LOCATION
MALTA, NY 12020

PROPERTY INFORMATION



120,000 SQUARE FEET **36'** EAVE HEIGHT **200'** BUILDING DEPTH **34+/-** CAR PARKS **25+/-** TRAILER PARKS

BUILDING SIZE	120,000 Square Feet	WATER	Municipal with 12" main
AVAILABLE	100,000 Square Feet (Divisible)	SEWER	Public with a forced main
RENT	\$9.50 / Square Foot - NNN	DELIVERY	2nd Quater 2022
SPRINKLER	ESFR Sprinkler - allow stacking to 32'	DOCK DOORS	6 Dock Doors
EAVE HEIGHT	36' Eave Height	COLUMN SPACING	25' x 50'
ELECTRIC	480 Volt / 1,000 AMP / 3 Phase	OVERHEAD DOOR	3 at grade overhead door

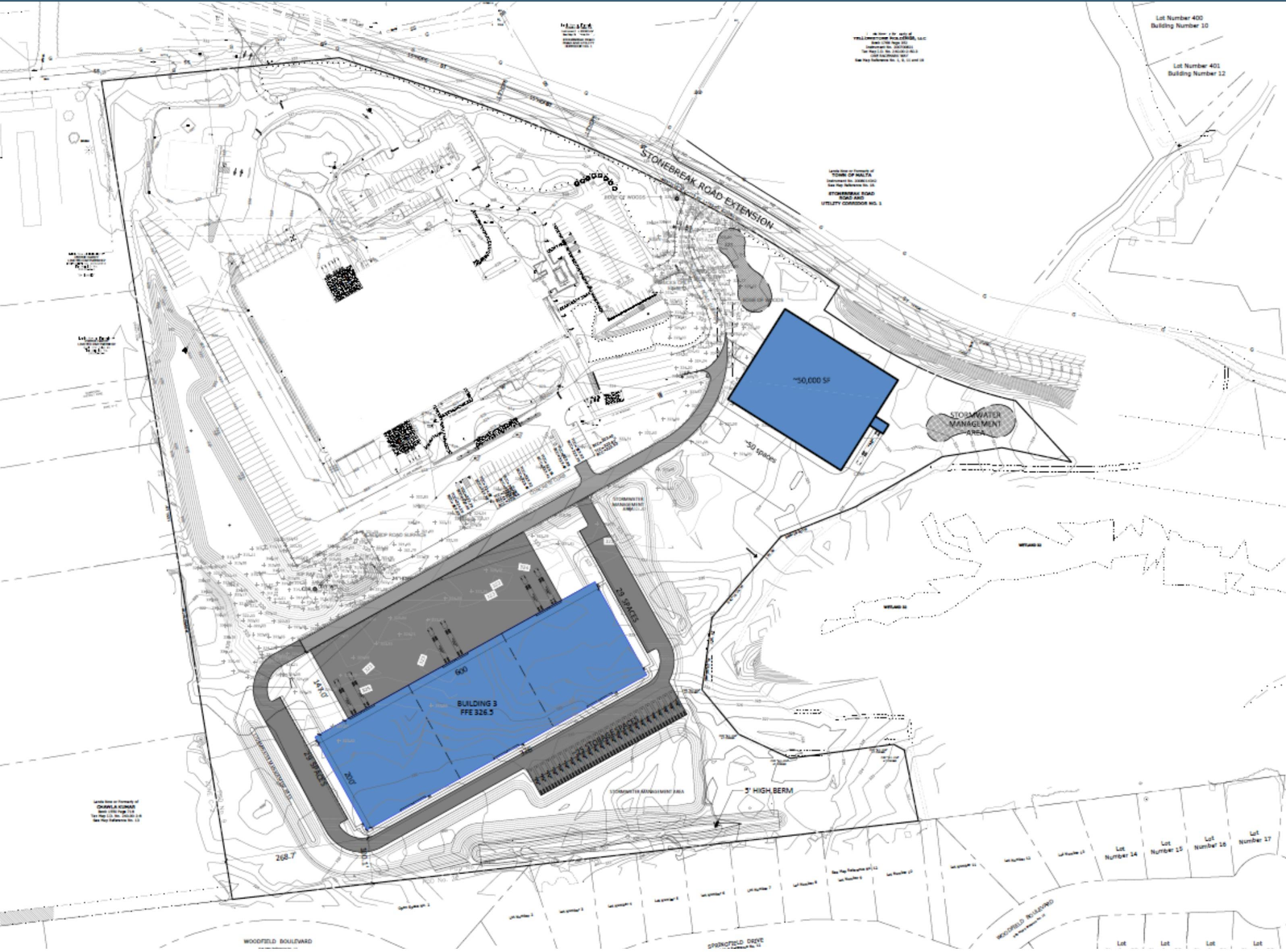
TENANT SPECIFIC SPACE REQUIREMENTS CAN BE EASILY MET PRIOR TO BUILDING CONSTRUCTION.
GROUNDBREAKING FOR THE PROJECT IS ANTICIPATED FOR SPRING OF 2022 AND SPACE DELIVERY 2ND QTR.

ARNOFF GLOBAL LOGISTICS CENTER

10 STONEBREAK ROAD

PRIME WAREHOUSE/ DISTRIBUTION/ MANUFACTURING LOCATION
MALTA, NY 12020

ADDITIONAL 50,000 SF PAD AVAILABLE



CALL FOR MORE
INFORMATION.

ARNOFF
MOVING+STORAGE+RIGGING
Exceeding Customer Expectations
since 1924

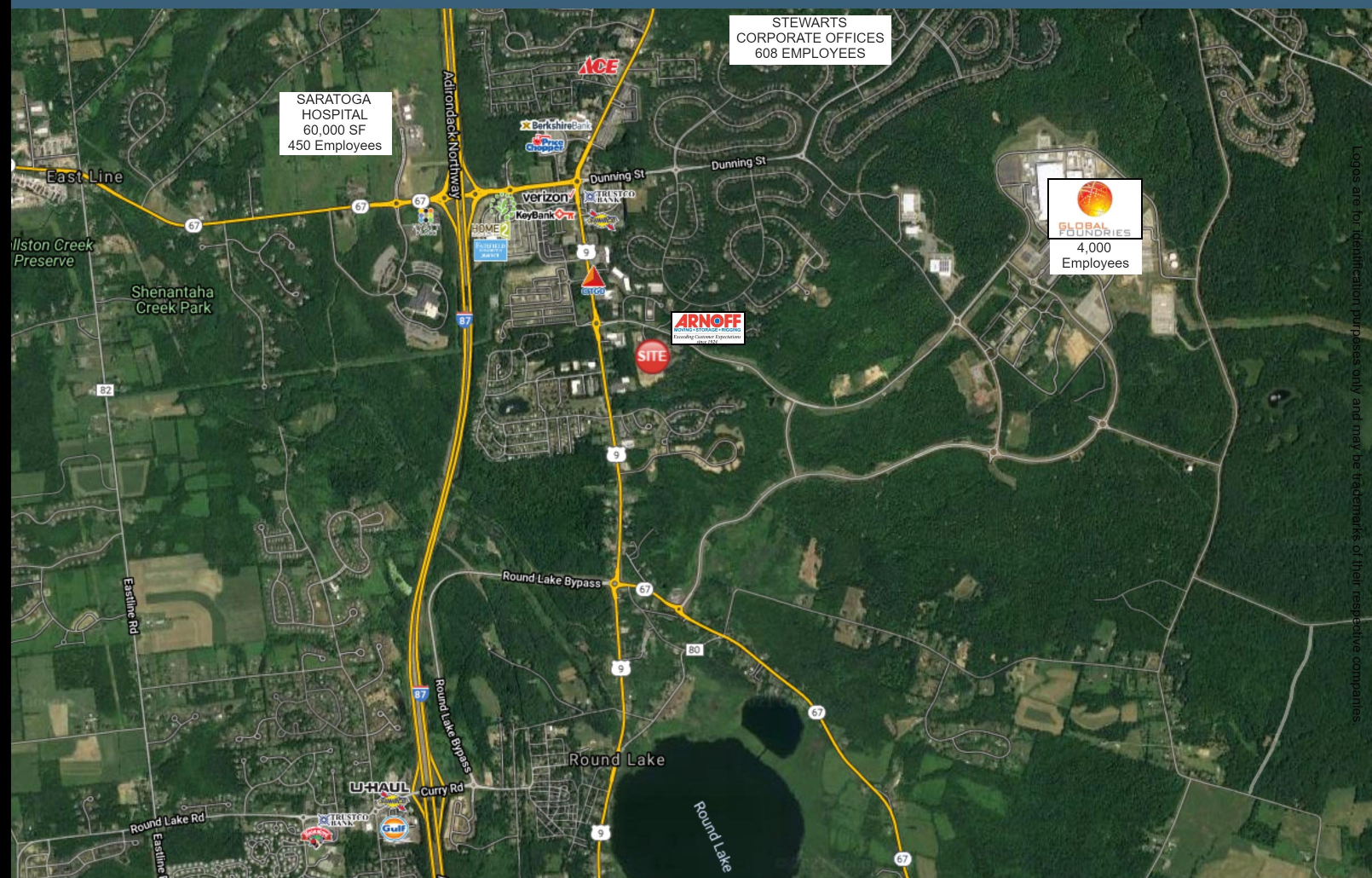


ARNOFF GLOBAL LOGISTICS CENTER

10 STONEBREAK ROAD

PRIME WAREHOUSE/ DISTRIBUTION/ MANUFACTURING LOCATION
MALTA, NY 12020

OVERALL MARKET



GORDON HEEPS

Principal Broker
O:518.952.7500 x 101
Info@redmarkrealty.com

ALEX KUTIKOV

Principal Broker
O:518.952.7500 x 102
Info@redmarkrealty.com



Adj. Daytime Demographics
Age 16 Years or Over

24,023



Total Households

16,383



5 Year Pop Groeth
(Total %)

2.2 %

DEMOGRAPHICS	1 mi radius	3 mi radius	5 mi radius
Population	2,833	17,358	38,287
Average HH Income	\$108,634	\$103,347	\$108,082
Population Median Age	44.1	42.4	42.6