

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
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ALEX KUTIKOV

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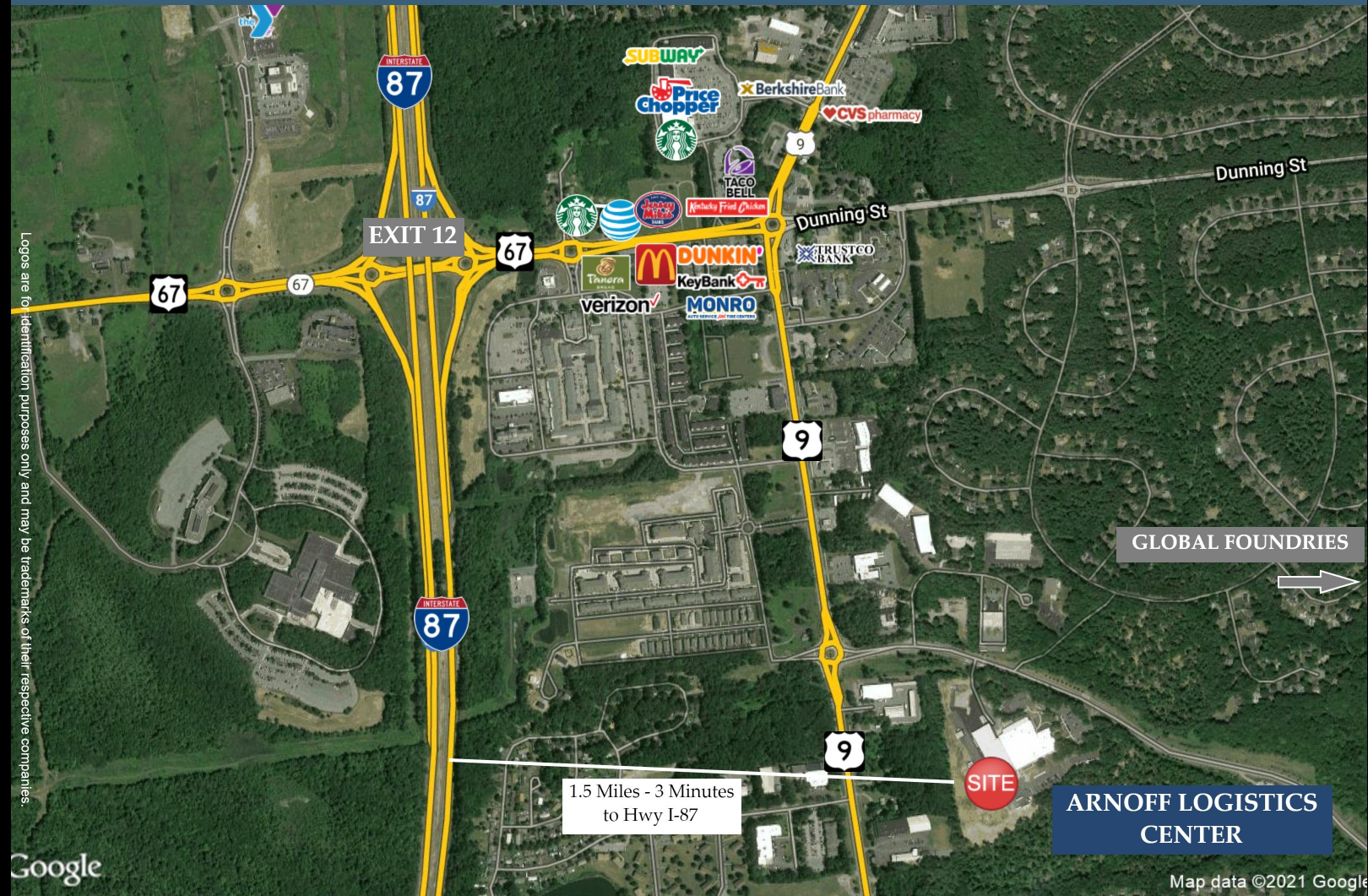
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MOVING+STORAGE+RIGGING
Exceeding Customer Expectations
since 1924



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LOCATION



LOCATION ADVANTAGES

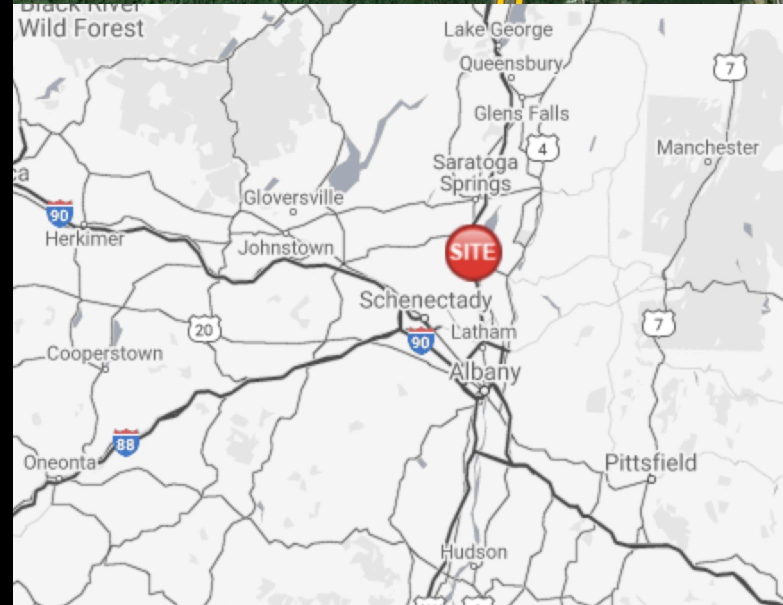
CENTRALLY LOCATED WITHIN SOUTHERN SARATOGA COUNTY, CAPITAL DISTRICT.

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.

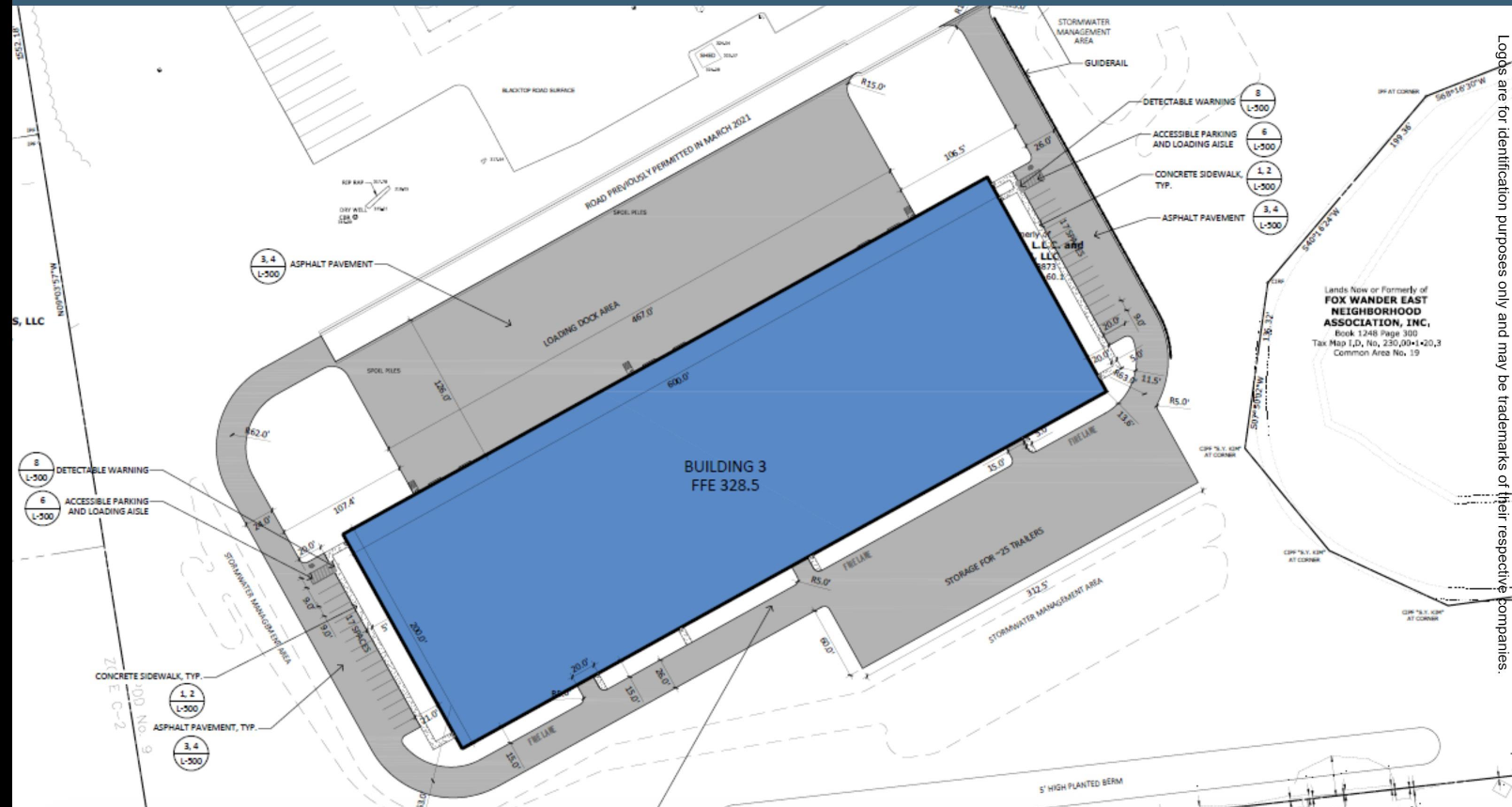


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PROPERTY INFORMATION



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

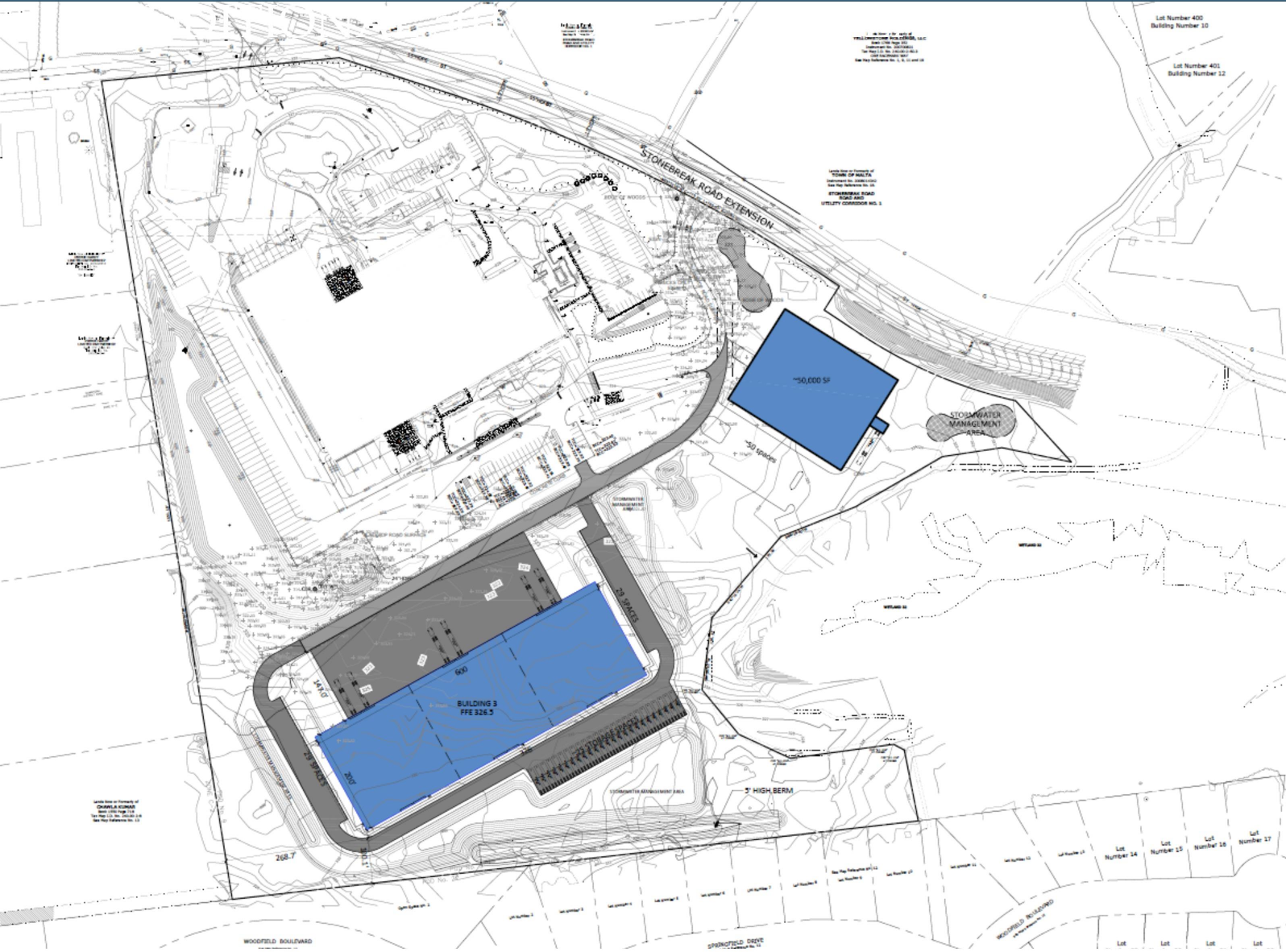
BUILDING SIZE	120,000 Square Feet	WATER	Municipal with 12" main
AVAILABLE	100,000 Square Feet (Divisible)	SEWER	Public with a forced main
RENT	Call For Pricing	DELIVERY	2nd Quater 2022
SPRINKLER	ESFR Sprinkler - allow stacking to 32'	DOCK DOORS	6 Dock Doors
EAVE HEIGHT	36' Eave Height	COLUMN SPACING	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.

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ADDITIONAL 50,000 SF PAD AVAILABLE



CALL FOR MORE
INFORMATION.

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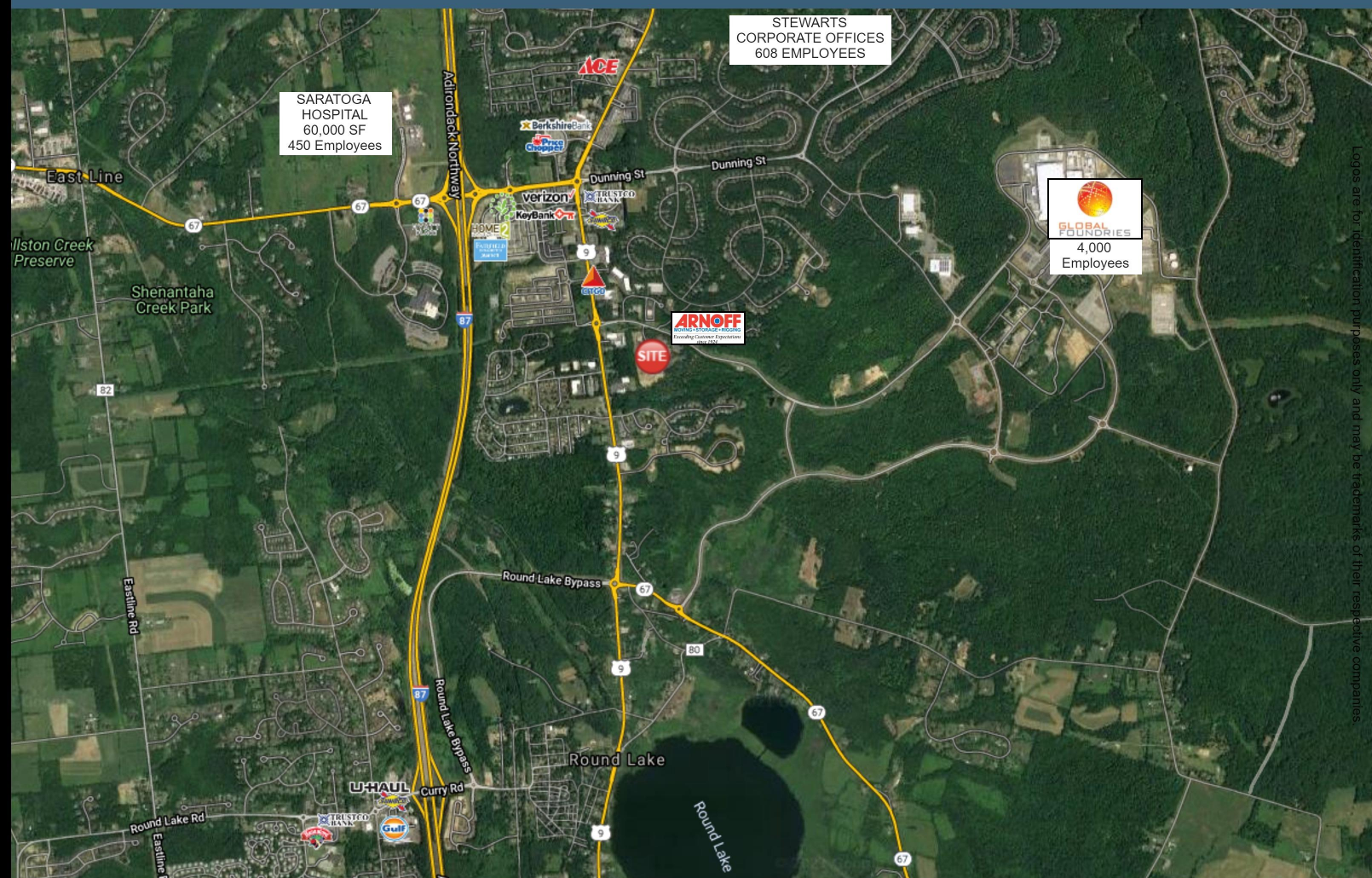


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OVERALL MARKET



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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