

1357 ROUTE 146
INDUSTRIAL/OFFICE
CLIFTON PARK, NEW YORK 12065



Proposed Office/Industrial Development
3.60± AC



PROPOSED DESIGN



edp
ENVIRONMENTAL DESIGN PARTNERSHIP, L.P.

DESIGN STUDY
10,520 SF OFFICE BUILDING
OWNER/APPLICANT
WAITE ROAD AND ROUTE 146
TOWN OF CUSHMAN
SARATOGA COUNTY, NEW YORK

DATE: 03/17/2021

SCALE: 1"=40'

SHEET TITLE: CONCEPT SITE PLAN

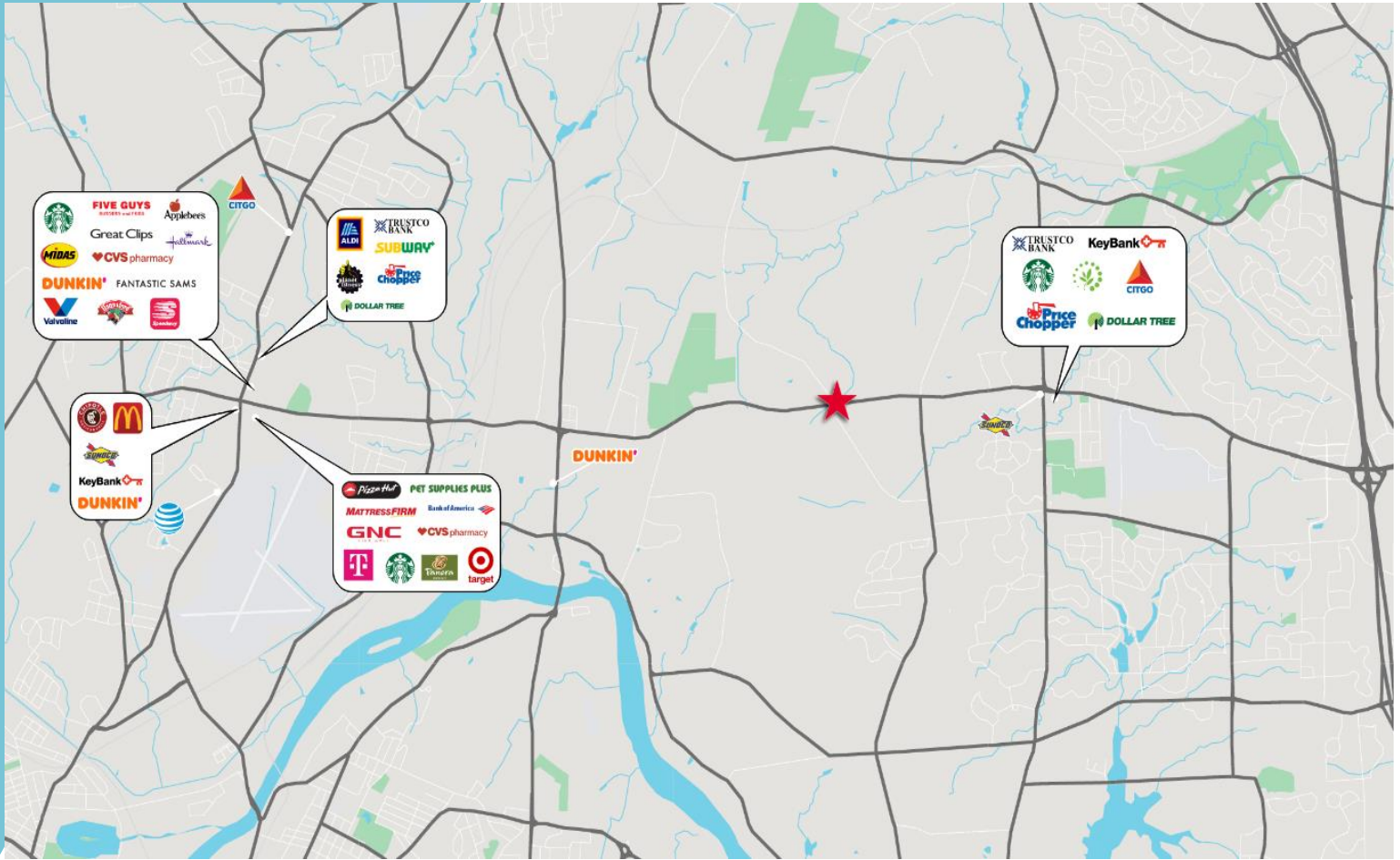
SHEET: 1 of 1



PROPOSED BUILDING DETAILS

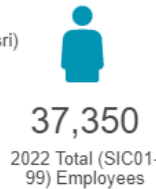
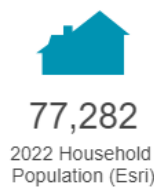
- 3.60± Total Acres
- 500'± of Frontage (Route 146)
- Parcel ID #: 270.-1-73
- B-5 Corporate Commerce District
- 17,161 AADT (Route 146)

AMENITIES MAP



DEMOGRAPHICS

Ring of 5 Miles



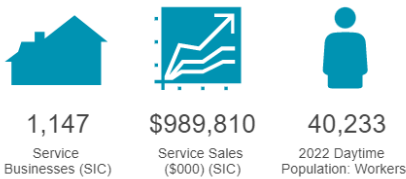
Traffic Data

Street name	Cross street	Traffic volume	Direction	Distance
Waite Rd	State Hwy 146	17,000	SW	0.6
Miller Rd	Waite Rd	1,060	SE	0.7
State Hwy 146	Vischer Ferry Rd	15,280	NE	1.3

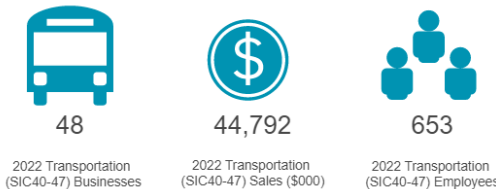
HEALTH CARE EXPENDITURE



SERVICES SUMMARY



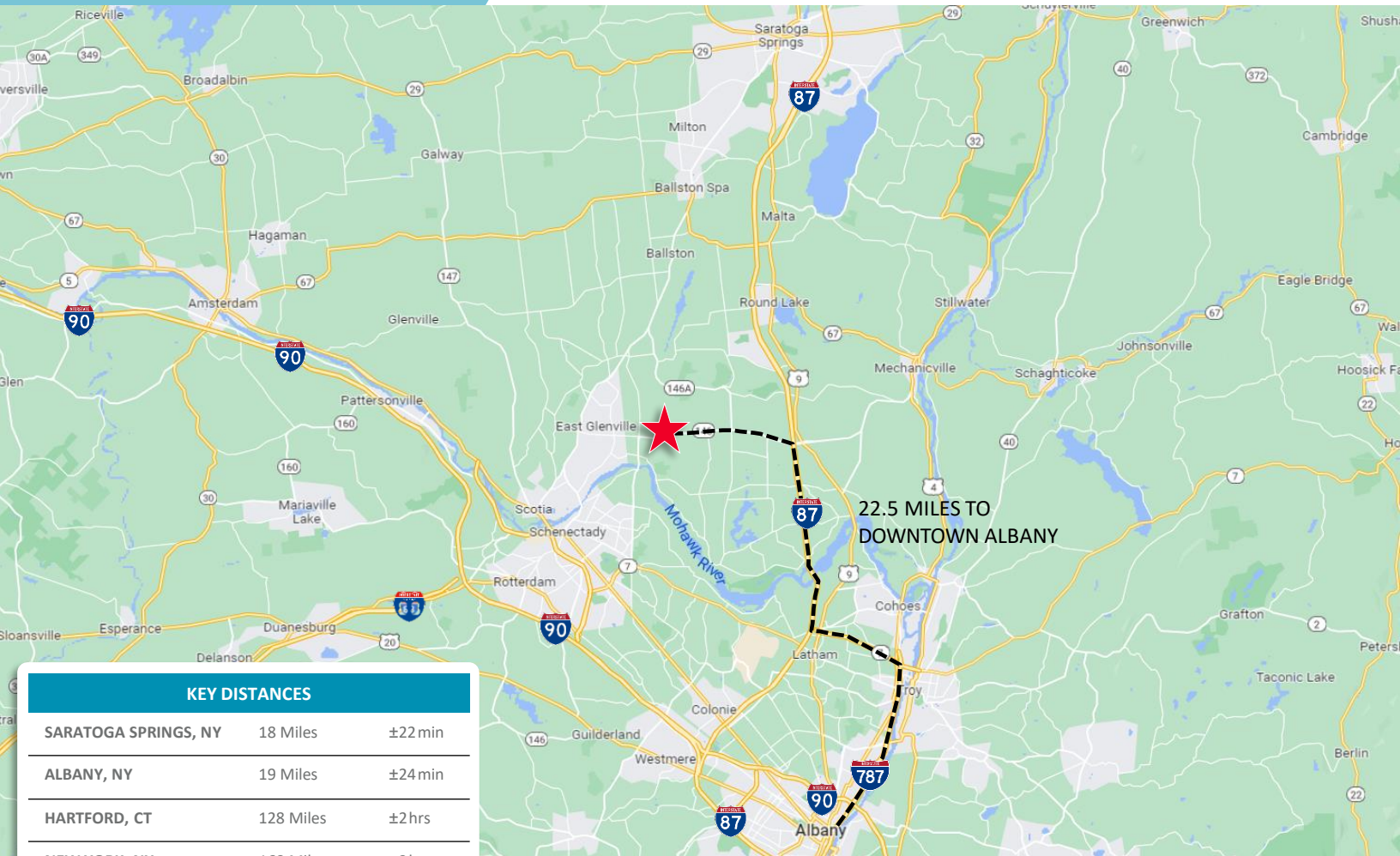
TRANSPORTATION BUSINESS



OCCUPATION



LOCATION



KEY DISTANCES

SARATOGA SPRINGS, NY	18 Miles	±22 min
ALBANY, NY	19 Miles	±24 min
HARTFORD, CT	128 Miles	±2hrs
NEW YORK, NY	168 Miles	±3hrs
BOSTON, MA	185 Miles	±3hrs
MONTREAL, QC	203 Miles	±3hrs
PHILADELPHIA, PA	247 Miles	±4hrs
BUFFALO, NY	282 Miles	±4hrs
PITTSBURGH, PA	492 Miles	±7hrs

CONVENIENT LOCATION

- Located in southwestern Saratoga County between Schenectady and Clifton Park
- Conveniently positioned off Exit 9 of I-87 (Adirondack Northway)
- Ideal location positioned in the center of the Capital Region with convenient access to all major highways to reach all of Upstate, NY
- Rapidly growing area
- Highly visible Route 146 location

CONTACT



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