

# FOR LEASE

## 64,320 SF WAREHOUSE/DISTRIBUTION

3 GRANDE BOULEVARD, BUILDINGS 3 & 4, SARATOGA SPRINGS, NY 12866



### PROPERTY HIGHLIGHTS

- LEASE RATE: \$6.95/SF MODIFIED GROSS
- LOADING: 9 DOCKS, 2 OHDS
- EXPANSIVE COLUMN SPACING
- UNDER 6 MILES TO NORTHWAY (I-87)

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# NAI Platform

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The information contained herein has been given to us by the owner of the property or by other sources we deem reliable; we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

## FEATURES

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Two spaces available in adjacent buildings. Alternate configuration can be delivered of 60,000 SF in Building 4 exclusively. Both buildings have expansive column spacing as listed below. Landlord recently upgraded sprinkler to ESFR system. Parking can be expanded on site if necessary.

Building Type(s)	Engineered Metal Buildings
Building Size(s)	Building 3: 30,000 SF Building 4: 34,320 SF
Office	800 SF
Lot Size	10.07 Acres
Delivery	Currently Vacant
Lease Rate	\$6.95/SF Modified Gross
NNN	Included

Loading	Building 3: 7 Docks Building 4: 2 Docks, 2 OHD
Ceiling Height(s)	22-26' Clear
Columns	Building 3: 70' x25' Building 4: Partially Clear Span
Yard Storage	Secure yard area can be provided on-site
Paved Yard	See site plan
Parking	Up to 30 spaces

Lighting	LED - Motion Sensor
Electrical	1200 Amps, 3 Phase
Sprinkler	ESFR
Roof	Metal
Zoning	Industrial City of Saratoga Springs
Utilities	National Grid (Gas, Electric)
Water and Sewer	Municipal

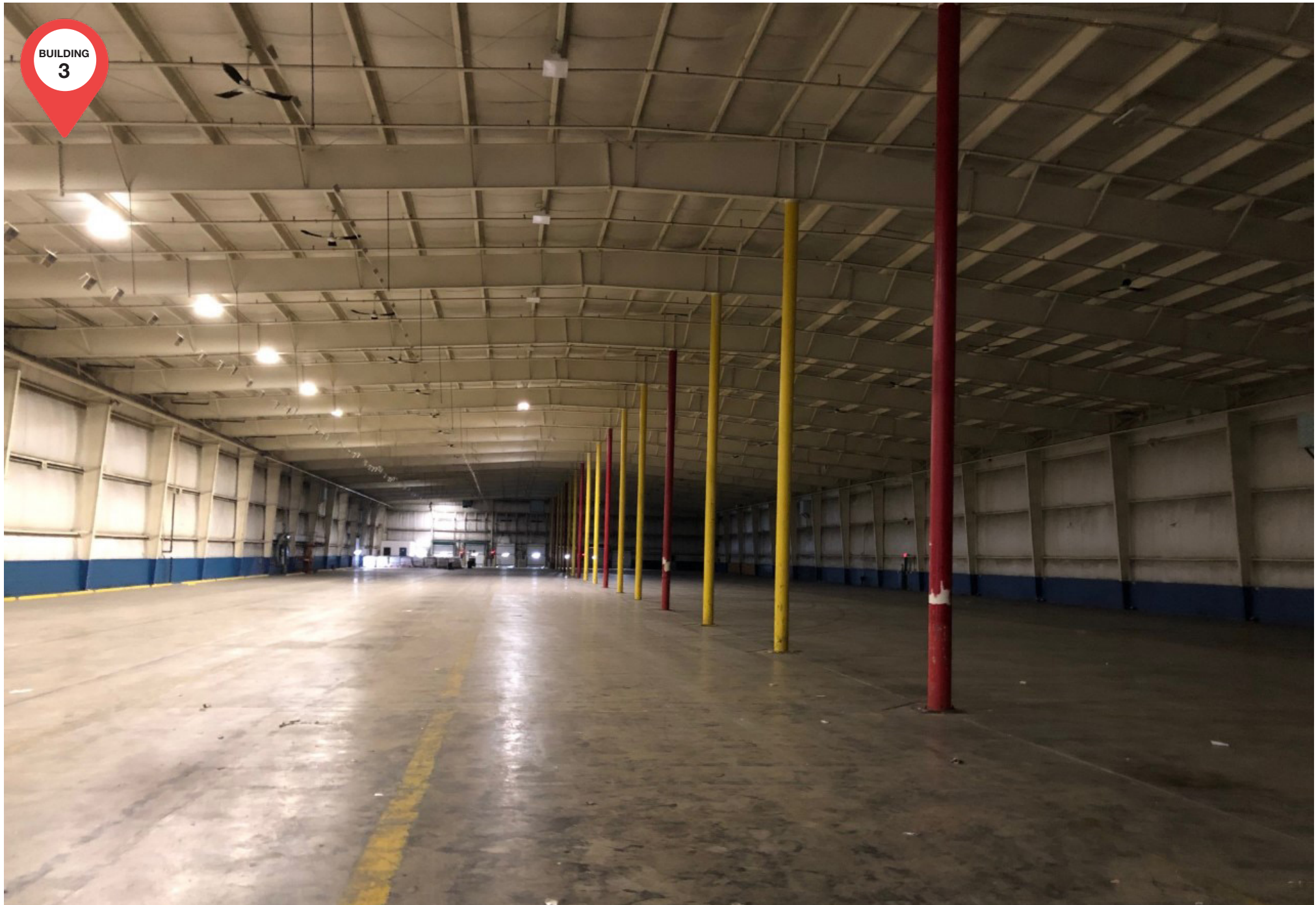


## INTERIOR

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BUILDING  
3

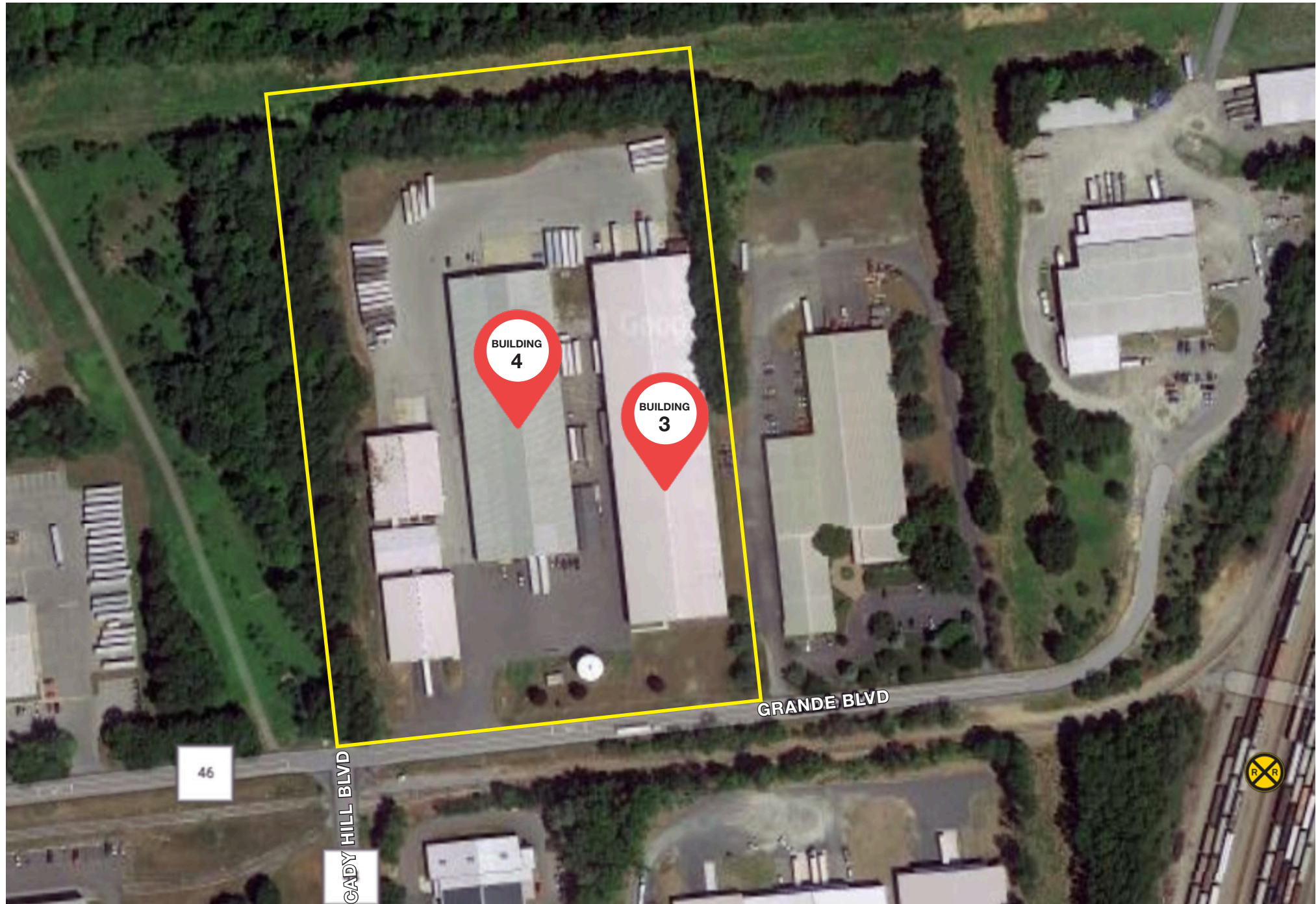




## SITE

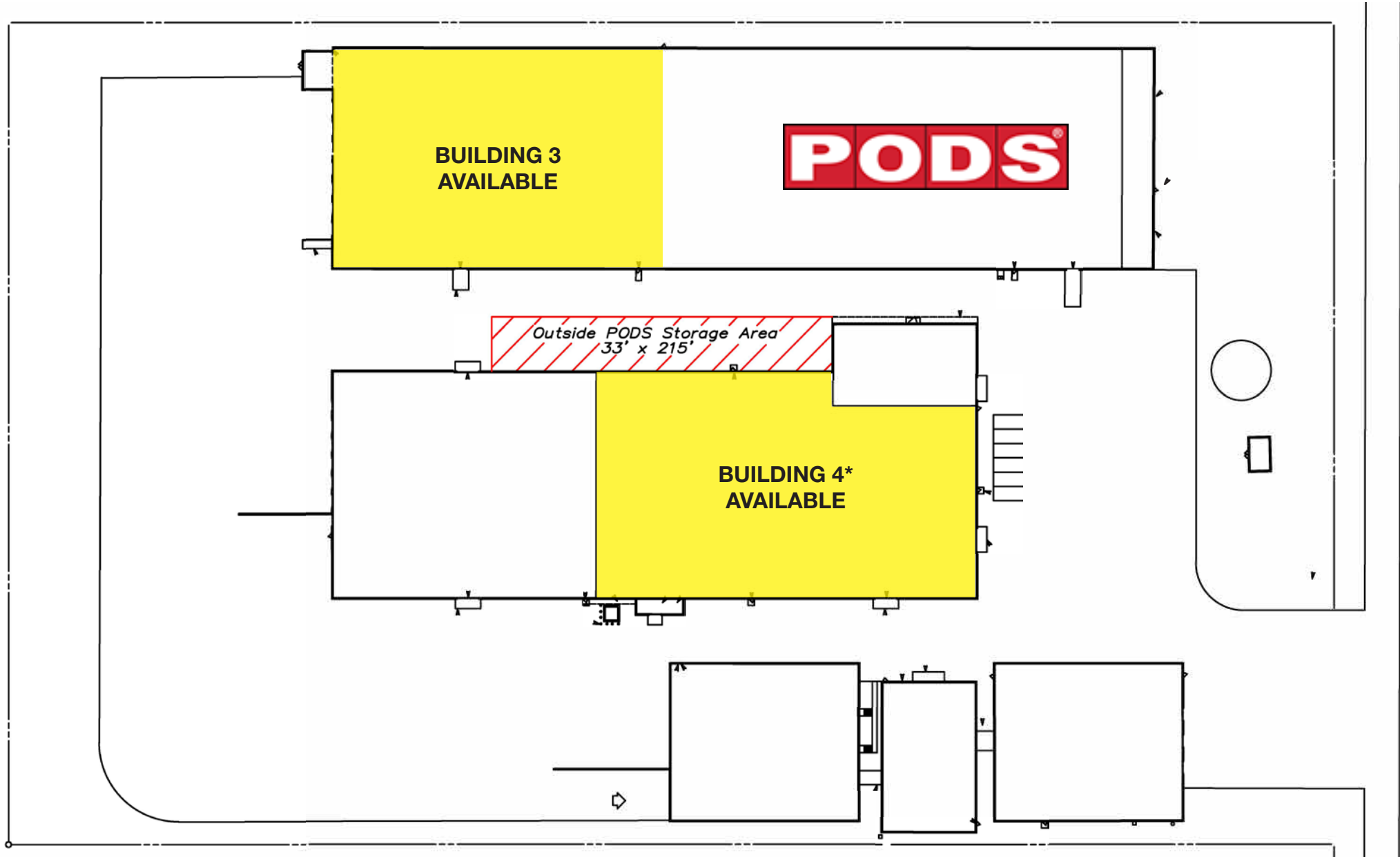
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## PARKING PLAN

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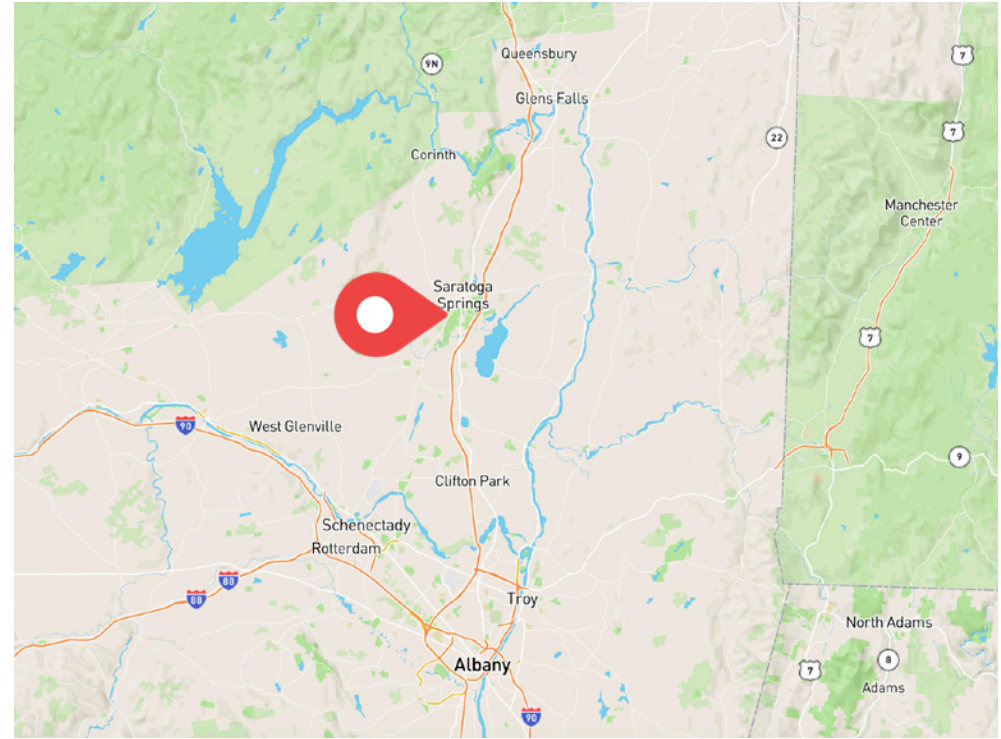
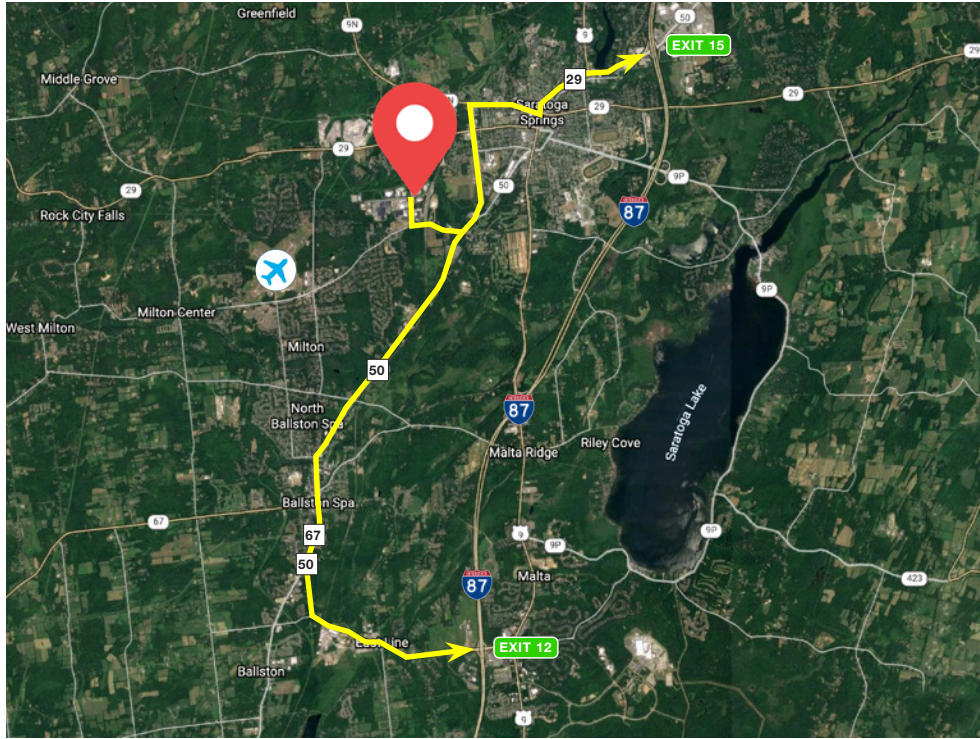


\*Potential to deliver 100% of Building 4 totaling 60,000 SF



## LOCATION

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- Strategic Location: Upstate New York and Capital Region
- I-87 Exit 15: 6.5± mi.; Exit 12: 9.5± mi.
- Saratoga County Airport: 3± mi.

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Uniquely Positioned. Powerfully Connected. Fully Dedicated. NAI Platform is a multifaceted company with a full service commercial real estate brokerage, a commercial property management team, and extensive experience in development and ownership of commercial property. As a result, we are uniquely positioned to bring our clients unparalleled value across all aspects of commercial real estate.