

FOR LEASE

42,800 sq. ft.

HIGH-BAY DISTRIBUTION SPACE

767 PIERCE ROAD

CLIFTON PARK, NY 12065

Tyler Culberson, SIOR

Associate Broker

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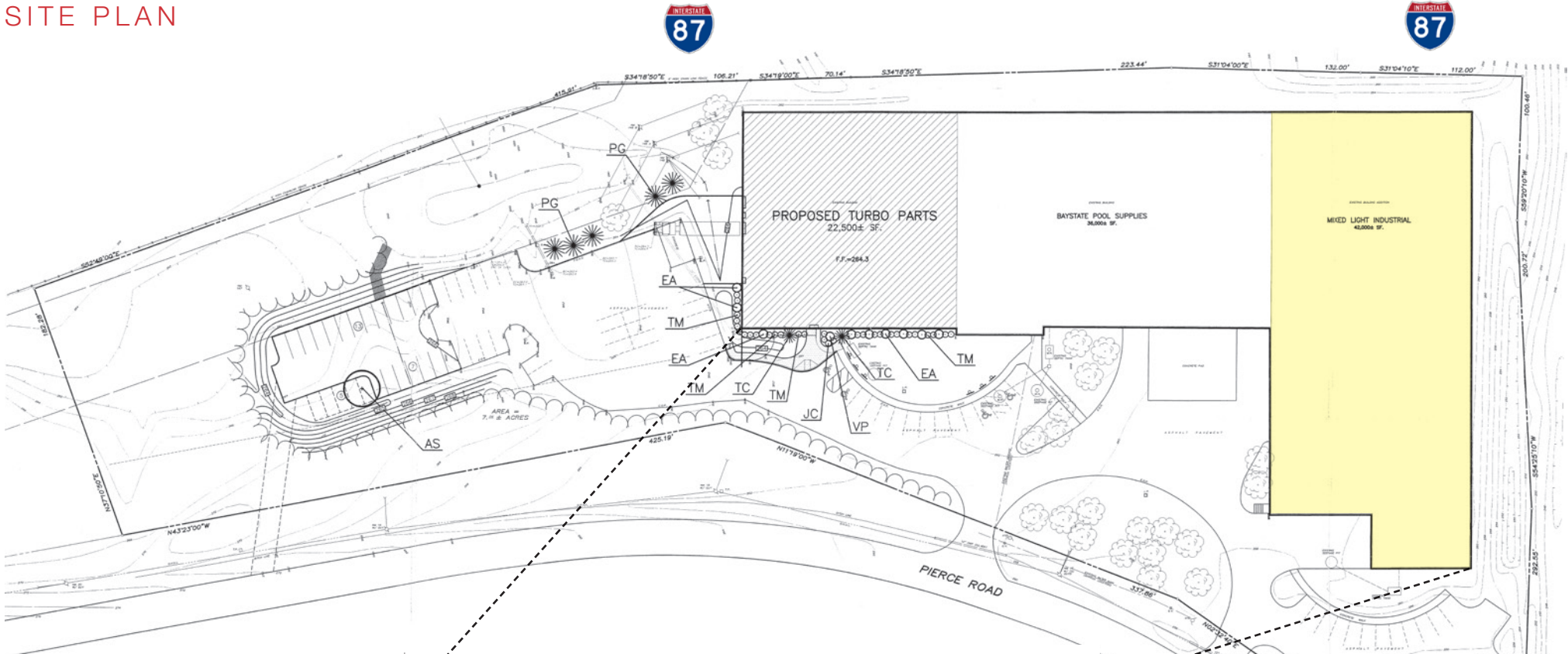
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NAI Platform

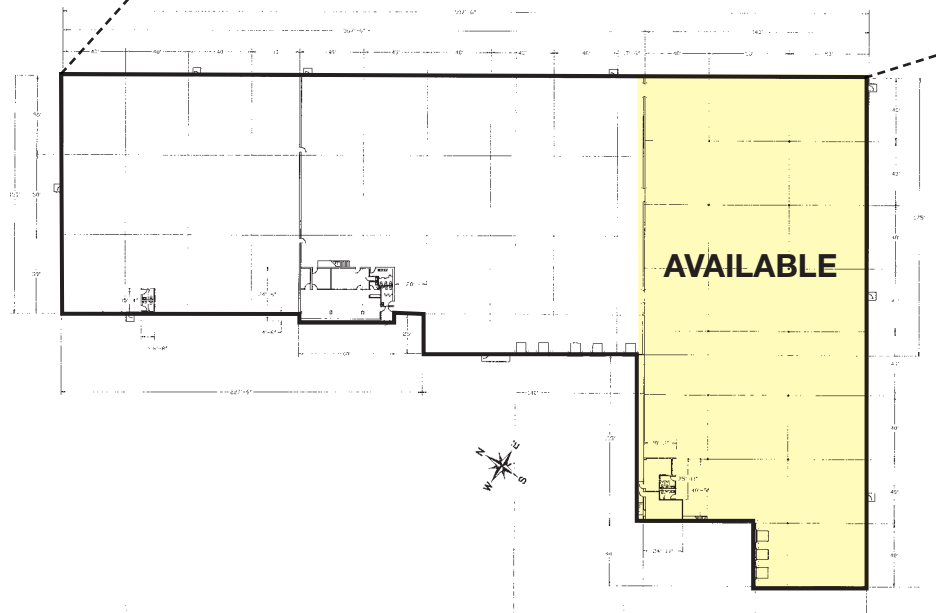
PROPERTY FEATURES

- Total Building Size: 97,890 sq. ft.
- Available Space: 42,800 sq. ft.
 - Office: 1,500 sq. ft.
 - Warehouse: 41,300 sq. ft.
- Land Area: 7.06 acres
- Asking Rent: \$5.00/sq. ft.
 - NNN: \$1.50/sq. ft.
- Loading: 3 docks with levelers
- Parking: 15 private spaces
- Ceiling Height: 25' clear
- Water: Municipal
- Heat: GFHA
- Construction: PEMB
- Roof: Metal
- Zoning: Industrial

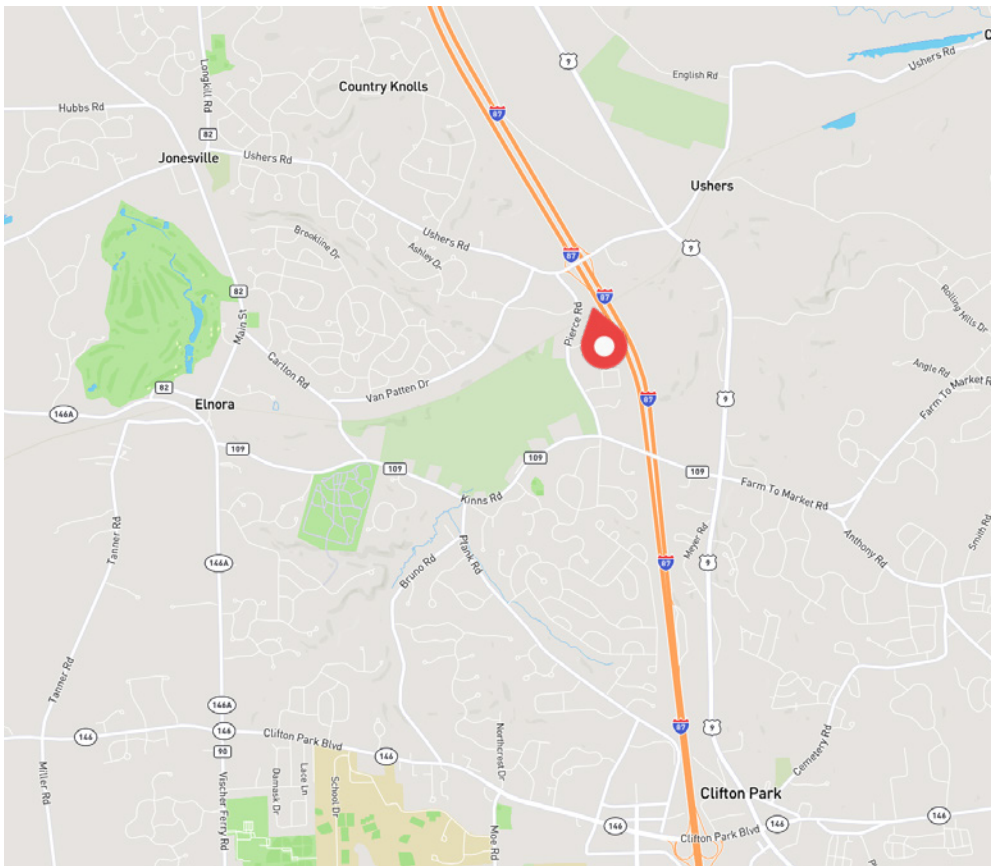
SITE PLAN



FLOOR PLAN



LOCATION



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