PROPERTY DETAILS

FEATURES
±20,240 SF of office space and ±27,784 SF of warehouse space available in a larger ±104,268 SF two story, LEED Silver Certified building. Flexible lease terms.

LOCATION
From I-87 to exit 12, East on Route 67 into STEP and onto Hermes Road. Close proximity to GlobalFoundries (see reverse)

UTILITIES
Saratoga Water Services (private water) and Saratoga County Sewer District; natural gas & electric from National Grid

ZONING
C3 - NYSERDA

PRICE
For Lease at: $8.00/SF NNN for Warehouse
$11.75/SF NNN for Interior Office
$16.00/SF NNN for Exterior Office

ADDITIONAL INFORMATION

AVAILABLE SUITES
±3,000 RSF office space
±6,046 RSF office space
±19,377 RSF warehouse space
±7,653 RSF warehouse space with ±754 RSF office space
±10,506 RSF (two story suite) warehouse and office space
±6,686 RSF office space
±4,508 RSF office space

+ 3-6 months of free rent is being offered on the ±6,686 RSF suite, dependent upon overall deal terms
+ ±6 acre site
+ NYSERDA’s Saratoga Technology + Energy Park® (STEP®) is a 280-acre site located in Malta, New York, master-planned for 1.25 million square feet of office, lab, and light manufacturing
+ Potential for various incentives and/or reduced power costs
+ Please contact Listing Broker for lease rates on leases under 5 years

CONTACT INFORMATION

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FOR LEASE

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