

FOR LEASE



# 20 TECH TRAIL

MALTA, NEW YORK 12020

Adjacent to GlobalFoundries Fab 8  
within Saratoga Technology + Energy Park



**READY FOR TENANT OCCUPANCY:  
LEED CONSTRUCTED OFFICE AND HIGH BAY FACILITY AVAILABLE**

**FEATURES:**

New construction, state-of-the-art, LEED qualified project in NYSERDA's Saratoga Technology + Energy Park® (STEP®) in Malta, New York

- Office Space: ±20,000 SF
- High Bay Space: ±43,000 SF
- High bay ceiling height: ±24'
- Flexible floor plans
- (1) elevator
- Sprinkler system
- (5) dock doors
- Ample parking
- Easy highway access
- Office and high bay space subdividable
- 1000KVA / 480v / 3 Phase
- Reduced power costs due to solar panels
- For more information go to

**LOCATION:**

I-87 exit 12, off Hermes Road. Site is adjacent to GLOBAL FOUNDRIES new Fab 8

**ZONING:**

C3- NYSERDA. Uses include: office, R&D, educational, municipal, light industrial

**UTILITIES:**

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

**PRICE:**

Office space for lease at \$16.00/SF NNN  
High bay space for lease at \$7.00/SF NNN

[www.cbre.com/20TechTrail](http://www.cbre.com/20TechTrail)

PRELIMINARY

**FOR MORE  
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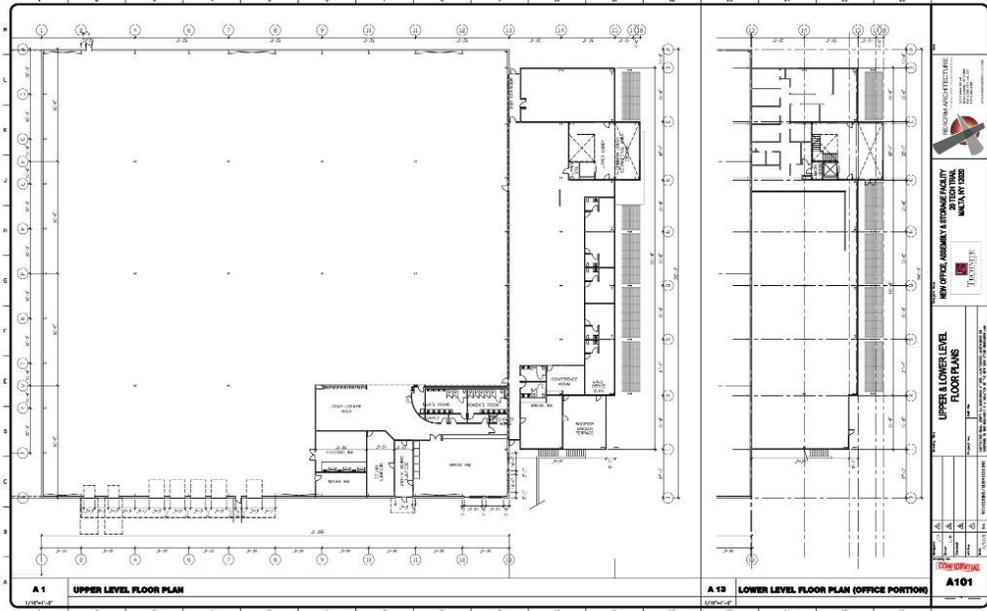
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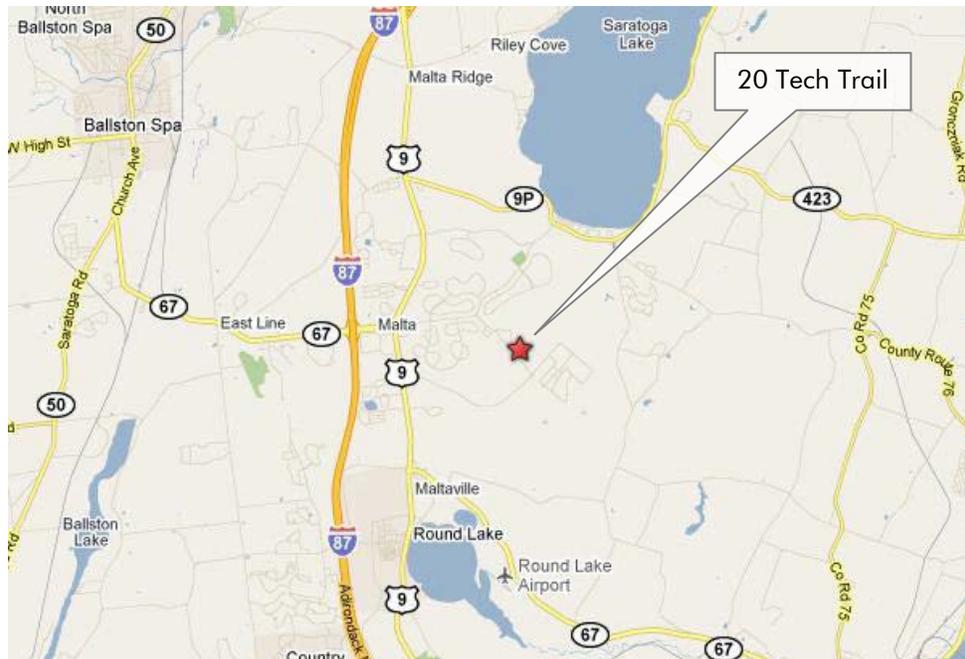
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# 20 TECH TRAIL MALTA, NY

## FLOOR PLAN



## LOCATION MAP



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