FOR LEASE

20 TECH TRAIL MALTA, NEW YORK 12020

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

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

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 www.cbre.com/20TechTrail

FOR MORE INFORMATION PLEASE CONTACT

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Adjacent to GlobalFoundries Fab 8 within Saratoga Technology + Energy Park

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20 TECH TRAIL
MALTA, NY

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FLOOR PLAN

LOCATION MAP

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