

FOR LEASE — OFFICE & WAREHOUSE SPACES

107 HERMES ROAD

MALTA
NEW YORK 12020



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



CONTACT INFORMATION

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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

Preliminary

www.cbre.com/107Hermes

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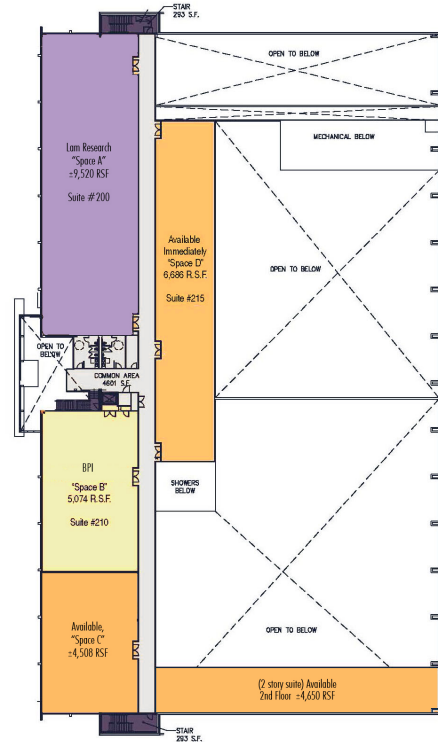
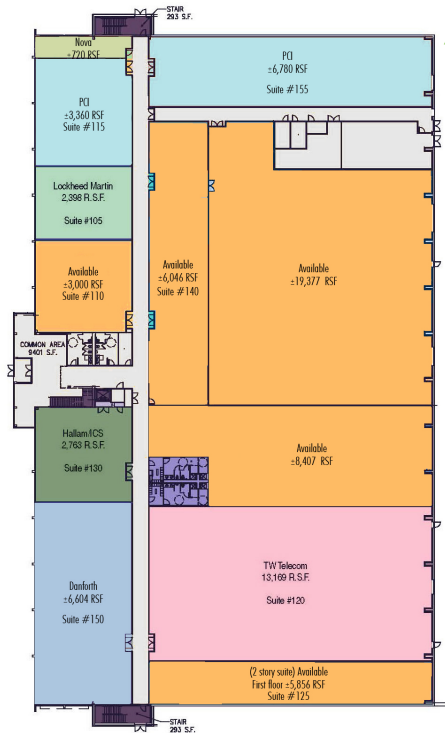
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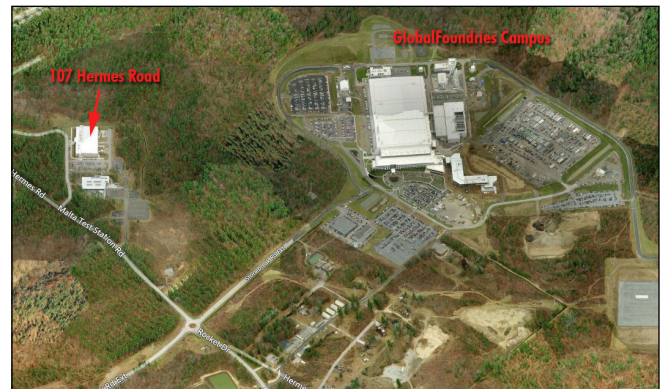
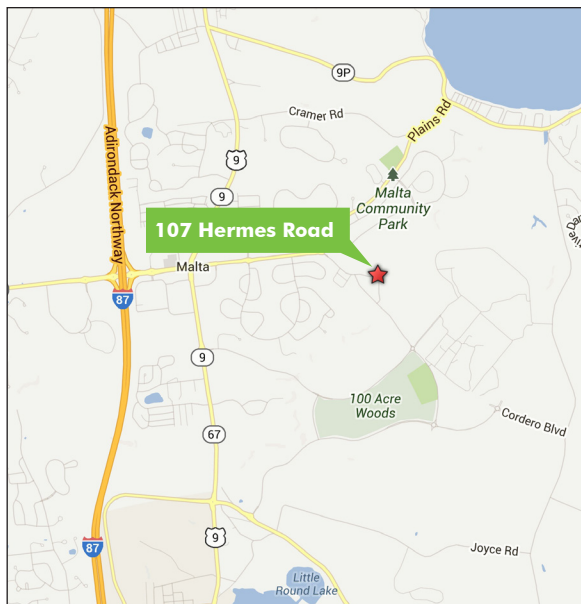


Floor Plan

 = Available Space



Location Map



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