

21st CENTURY PARK

1315 Route 146 Clifton Park, NY 12065

AVAILABLE FOR LEASE NOW!

NEW FACADE
UNDER
CONSTRUCTION



BUILDING A: Warehouse with Offices

Information

Building Size	30,000 SF total, can be subdivided 24,000 SF warehouse, 6,000 SF offices
Rent	\$8.95/Square Foot - NNN
Eave Height	Warehouse 20', Offices 14'
Water	Municipal with 8" main
Electric	120/208 Volt/600 Amp/ 3 Phase 4 wire
Sewer	Public with a forced main
Dock Doors	2 Dock doors with adjustable dock plates 1 Dock door with bumpers only All three feature dock curtains
Overhead Doors	1 at grade drive-in door 1 at incline drive-in door
Zoning	B-5
Availability	Immediately

Key Features

- Easy access to I-87, I-90, Albany International Airport, Freight Port of Albany, Shopping, Restaurants, and Services
- 25 Acres site allows for new construction of state of the art warehouse / conceptual approval pending

Demographics

	1 Mile	3 Miles	5 Miles
Population	1,238	20,900	76,186
Households	481	8,121	31,490
Average HH Income	\$157,122	\$141,674	\$116,369

The information contained herein has been obtained from sources deemed reliable. However we do not make any guarantees, warranties, or representation as to the completeness and accuracy thereof.

TRG

Trinity Realty Group – trgc.com
18 Computer Drive East, Ste 201, Albany, NY 12205

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BUILDING B: Office / Church with Warehouse

Information

Building Size	35,700 Square Feet, including 7,000 Square Feet of warehouse space
Rent	\$10.00/Square Foot - NNN
Electric	480/277 Volt / 3000 Amp 3 phase 4 wire
Water	Municipal with 8" main
Sewer	Public with a forced main
Availability	immediately
Zoning	B-5

Key Features

- Easy access to I-87, I-90, Albany International Airport, Freight Port of Albany, Shopping, Restaurants, and Services
- Suitable for offices with plenty of parking, Church, day care, laboratory, light manufacturing
- Current configuration has an auditorium that can accommodate 274 people and an additional meeting room with a capacity of 64 people.

Demographics

	1 Mile	3 Miles	5 Miles
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Households	481	8,121	31,490
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BUILDING C: Warehouse with second floor offices

Information

Building Size	7,000 Square Feet plus 1,300 Square Feet second floor offices
Rent	\$8.95/Square Foot - NNN
Eave Height	16' to 18' Eave height, ascending
Electric	480/277 Volt/ 3000 Amp 3 phase 4 wire
Water	Municipal, with 8" main
Sewer	Public with a forced main
Dock Door	not at full dock height, but suitable for utility trucks
Availability	Immediately
Drive-in Door	1 drive-in door
Zoning	B-5

Key Features

- Easy access to I-87, I-90, Albany International Airport, Freight Port of Albany, Shopping, Restaurants, and Services

Demographics

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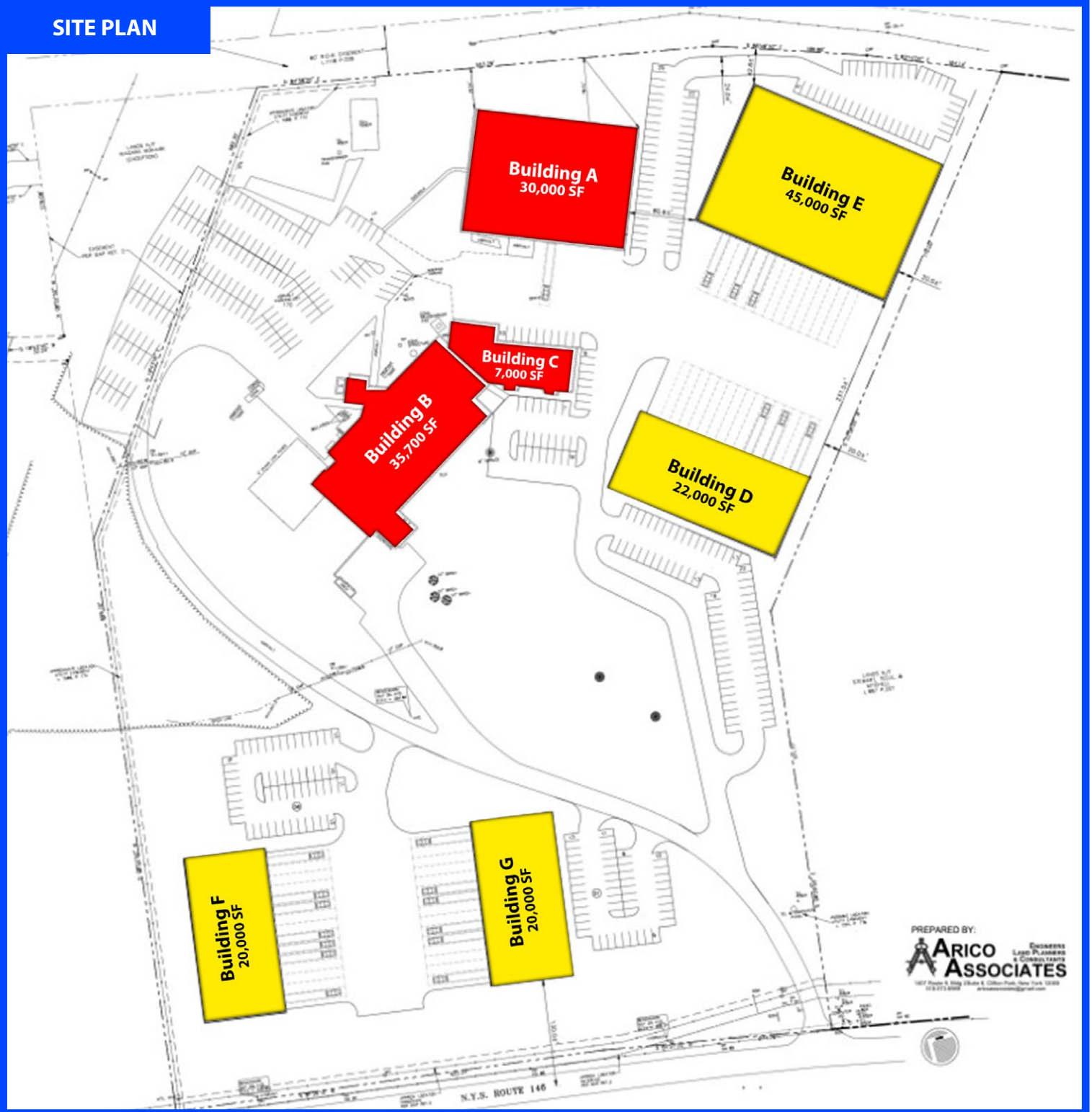
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SITE PLAN

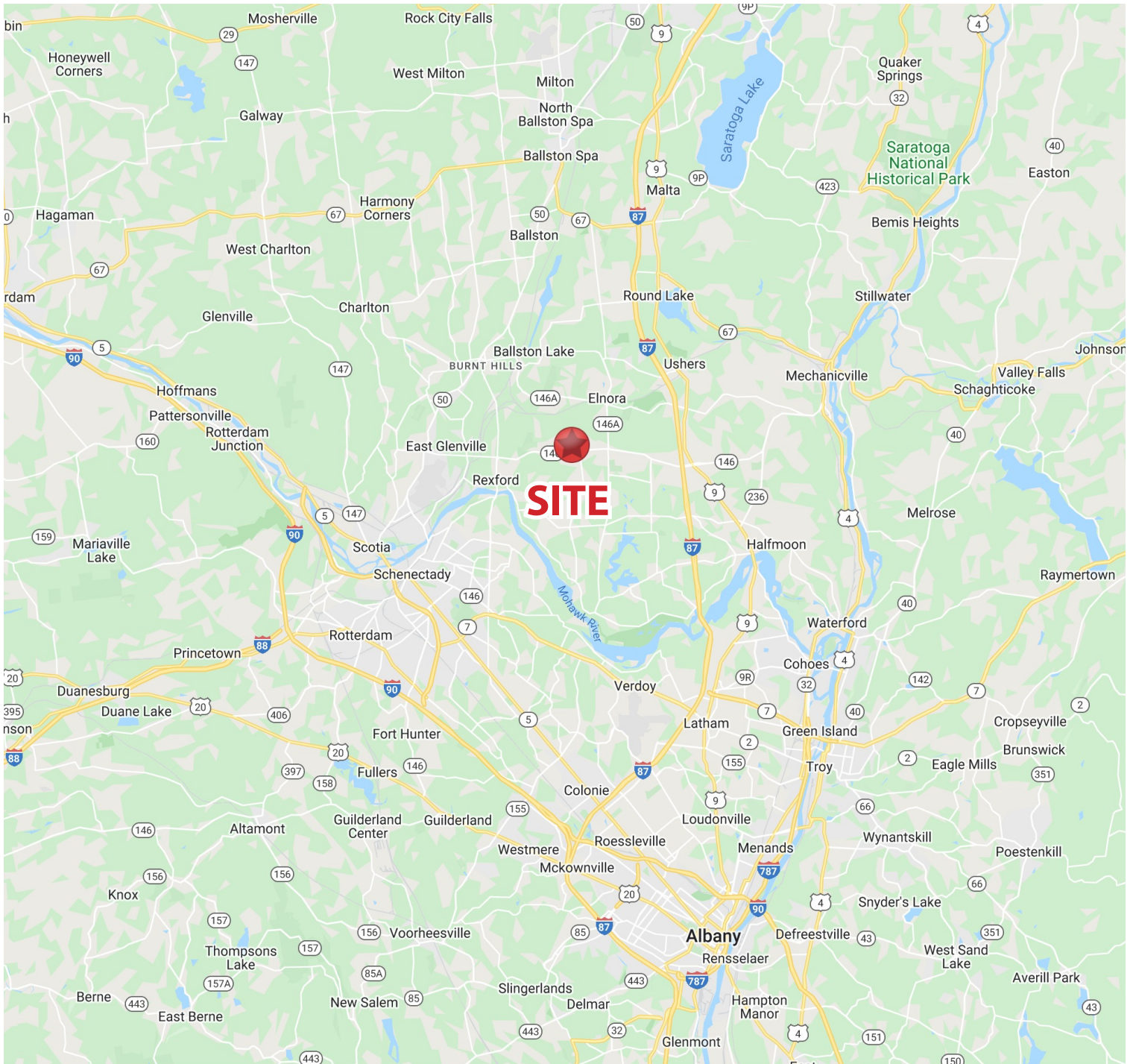


For buildings D,E,F,G call Broker for details / Build to suit available Spring 2023 / Total Lot Size = 25 Acres

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