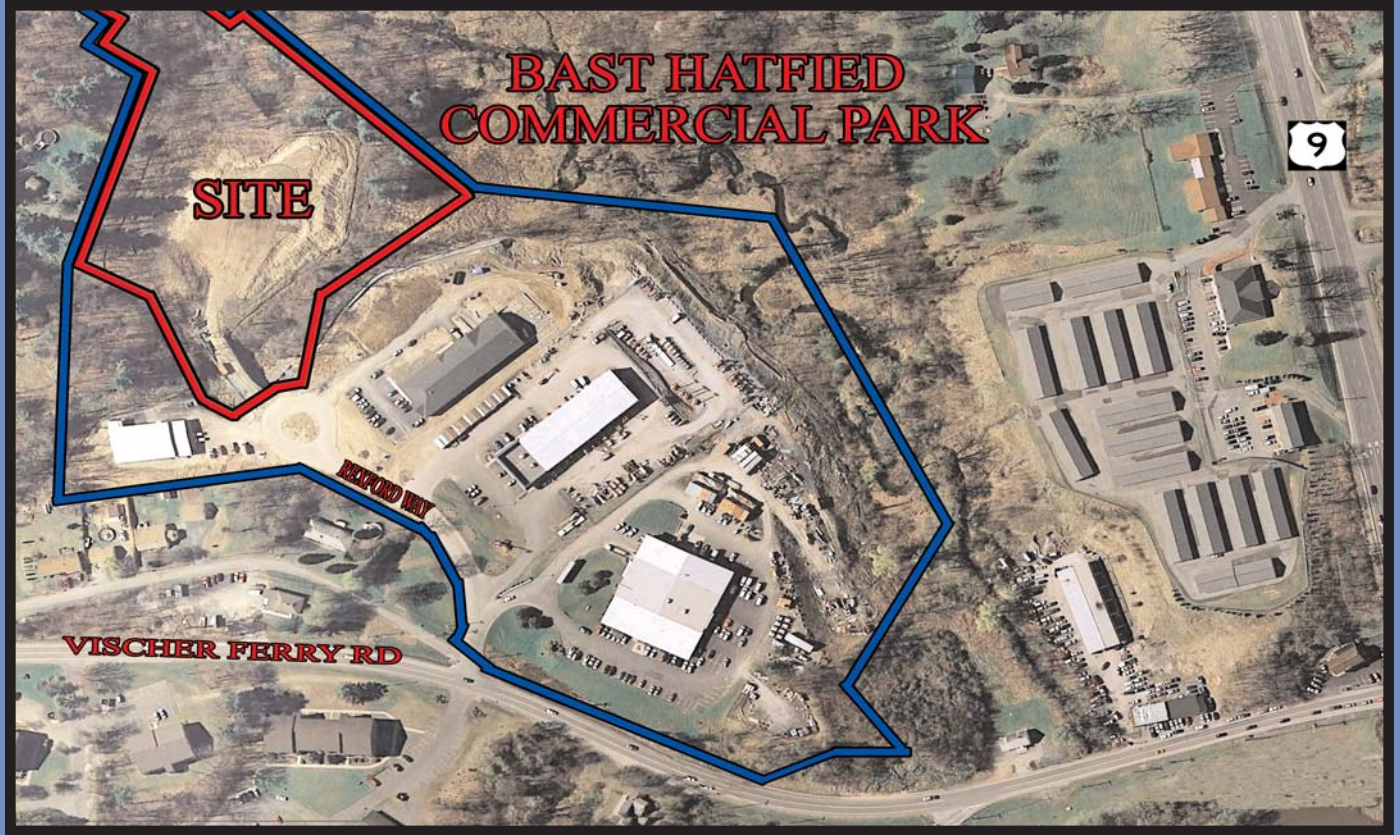


# FOR LEASE

5 REXFORD WAY, CLIFTON PARK, NEW YORK

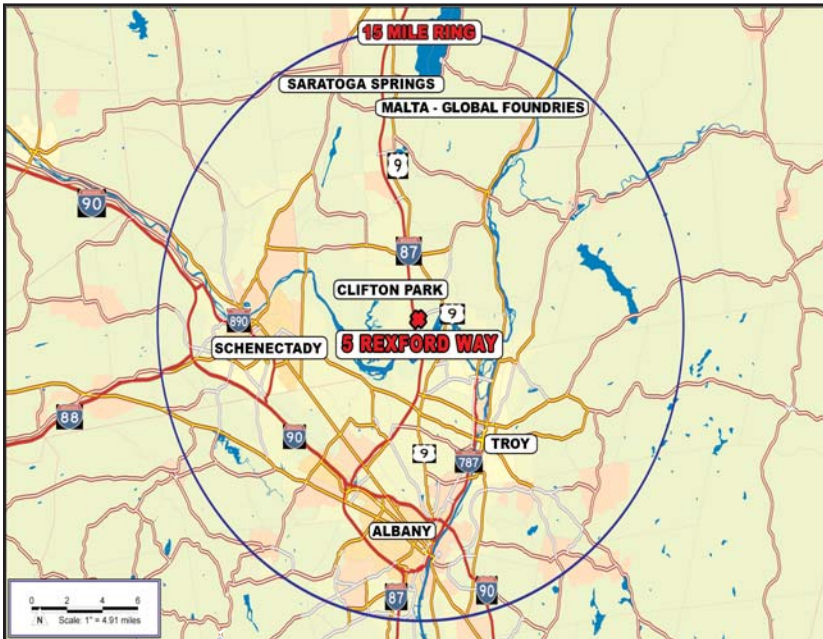


## Building Features

- 20,000 SF warehouse/office/light industrial/flex space to be built building.
- **Price:** \$8.50/SF NNN (NNNs estimated at \$2.30/SF)
- **Zoning:** Commercial (C-1)
- 10% office fit-up allowance
- 14' ceilings
- 8'X9' loading dock insulated door
- 12'X12' overhead door
- Fully sprinklered and fire protected
- Municipal water and sewer

## Location

- 1.5 Miles East of Exit 8 off I-87
- A quarter mile from Route 9
- Strategically located in the center of the Capital Region, situated between Albany, Troy, Schenectady and Saratoga Springs/Malta and Global Foundries (less than 15 minutes away)
- On site property management. Co-tenancy with Bast Hatfield, Simplex Grinnell, United Rentals, Stenner Pump and Cromwell Emergency Vehicles.



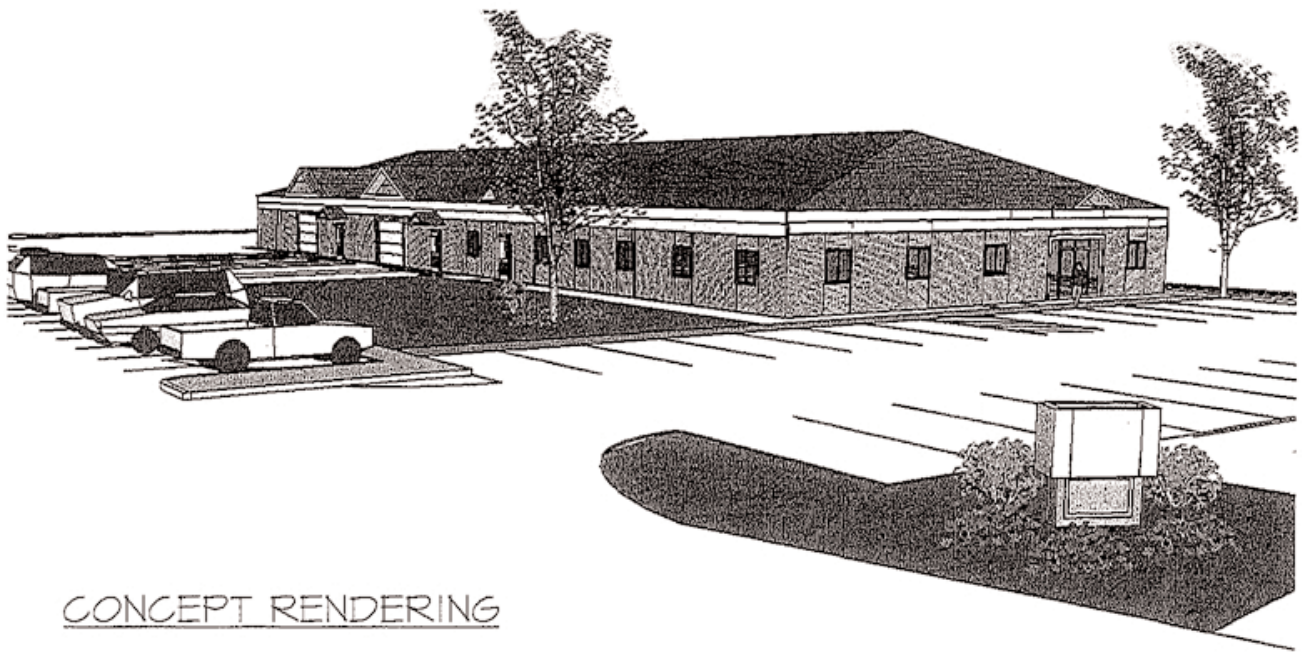
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CONCEPT RENDERING

