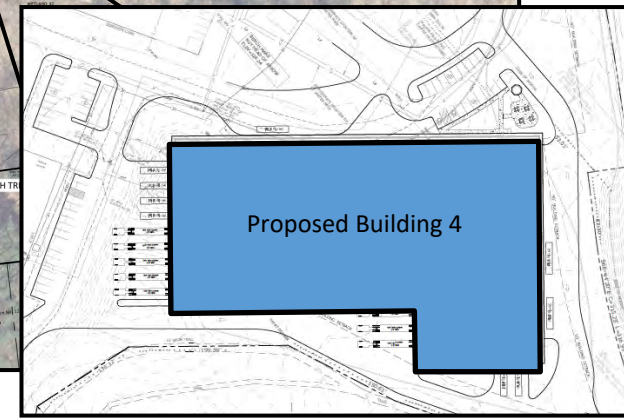
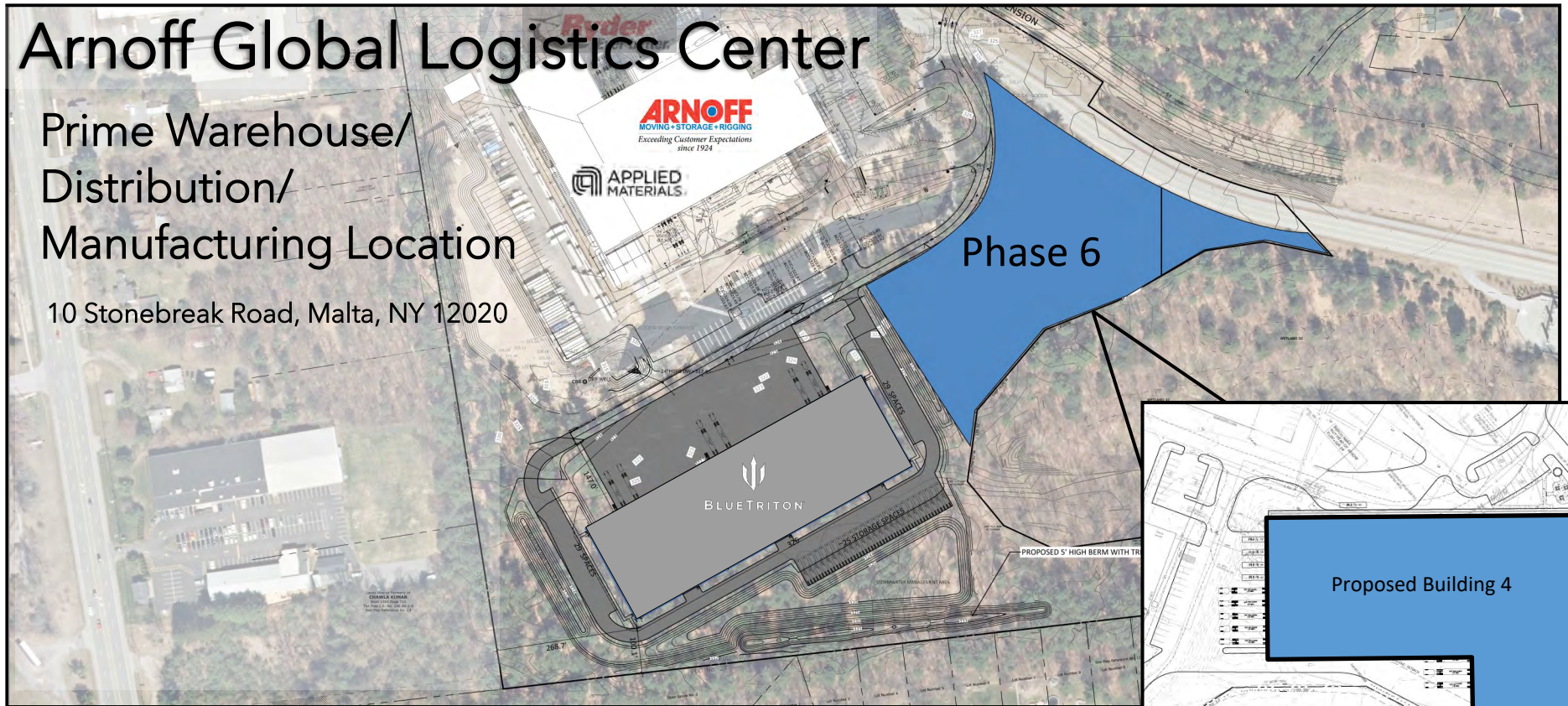


FOR LEASE

Arnoff Global Logistics Center

Prime Warehouse/
Distribution/
Manufacturing Location

10 Stonebreak Road, Malta, NY 12020



PROPERTY INFO

- Centrally located within Southern Saratoga County, Capital District.
- 1.5 miles from Exit 12, I-87, and 3 miles from Exit 11, I-87.
- State of the art, built-to-suit opportunity.
- Campus co-tenants include Arnoff Logistics, BlueTriton, Applied Materials, and Ryder.

2025 Demographics

	1 Mile	3 Miles	5 Miles
Population	4,317	18,259	38,465
Average HH Income	\$174,835	\$136,579	\$143,394
Est. Adj. Daytime Demographics (16+)	2,432	10,218	21,886

AVAILABLE SPACE: ± 75,164 SF (Divisible)

CALL FOR PRICING

Gordon Heeps, Principal
Licensed Real Estate Broker

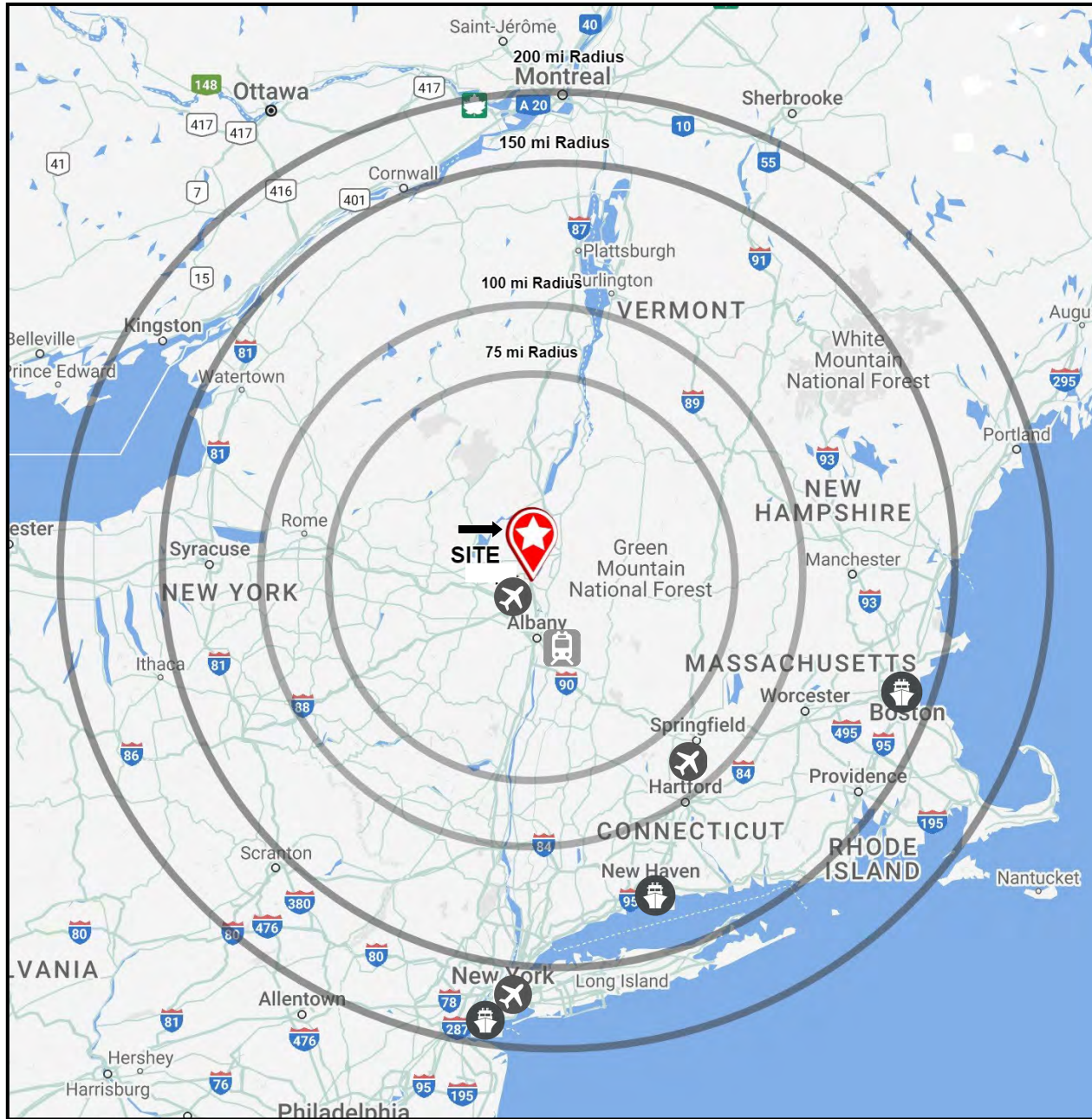
Alex Kutikov, Principal
Licensed Real Estate Broker



Value...through performance

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TRANSPORTATION ACCESS



International Airports:

- 20 Miles – Albany, NY
- 118 Miles – Connecticut
- 178 Miles – New Jersey



Intermodal Rail:

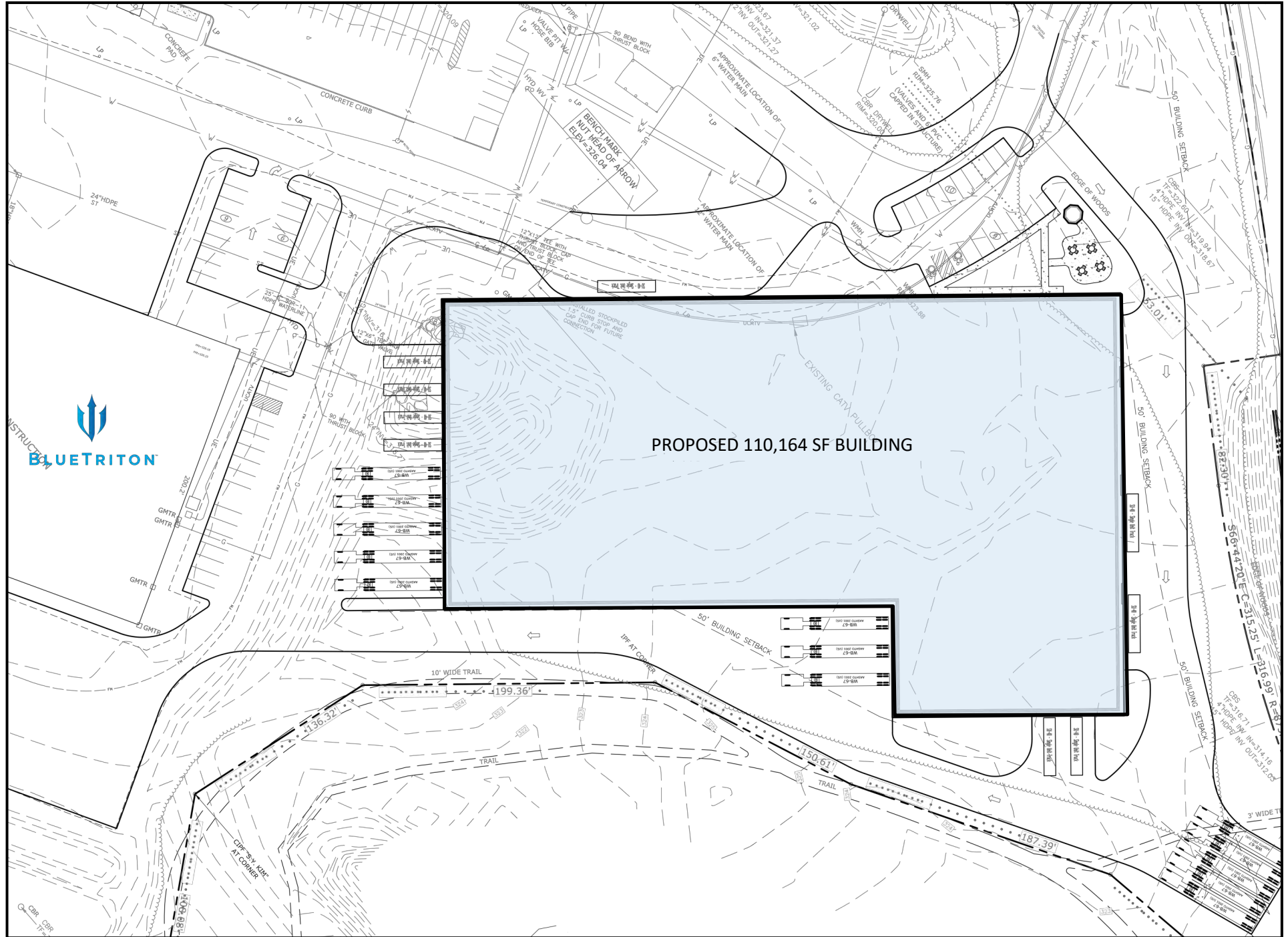
- 28 Miles – 32 Minutes



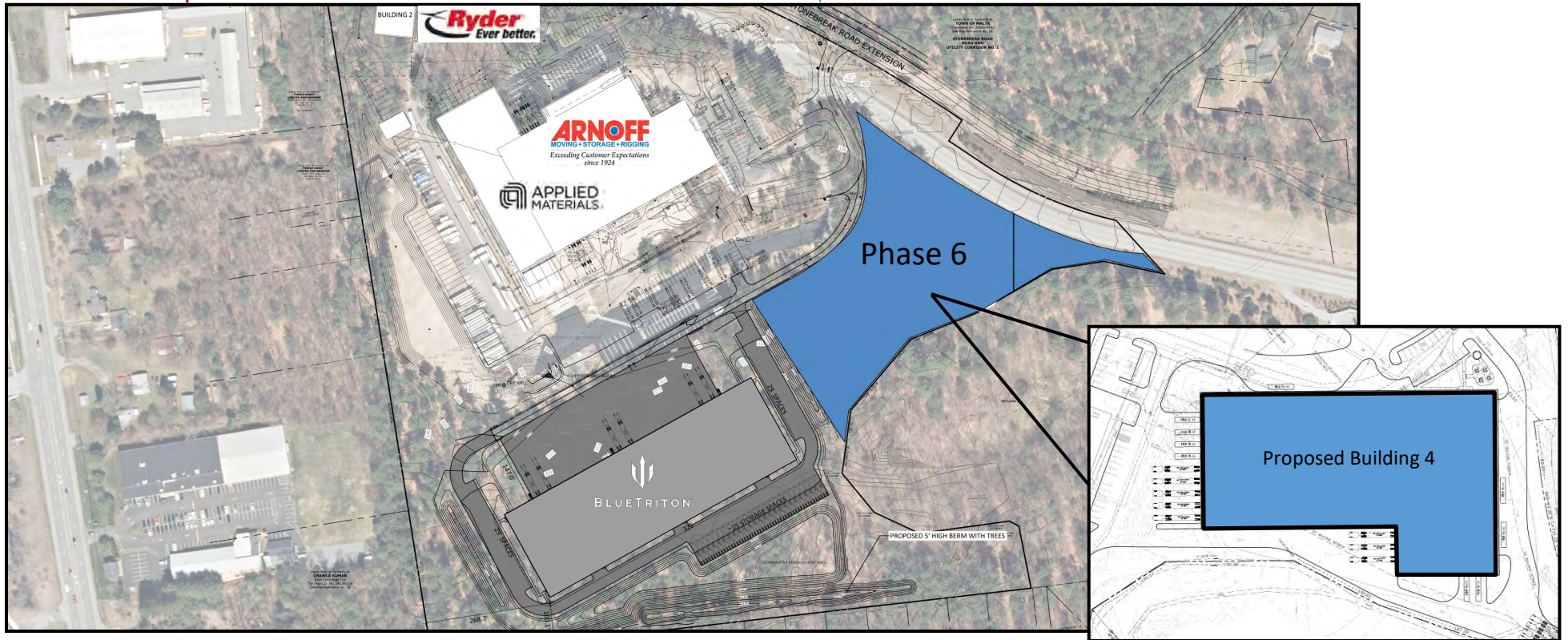
Ports:

- New York – 185 Miles
- Boston – 189 Miles
- Connecticut – 160 Miles

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110,164 SQUARE FEET **36'** EAVE HEIGHT **200'** BUILDING DEPTH **34±** CAR PARKS **19±** TRAILER PARKS

BUILDING SIZE: 110,164 SF

AVAILABLE: 75,164 SF

RENT: Call for Pricing

SPRINKLER: ESFR Sprinkler—allow stacking to 32'

EAVE HEIGHT: 36' Eave Height

ELECTRIC: 480 Volt / 1,000 AMP / 3 Phase

WATER: Municipal with 12" main

SEWER: Public with a forced main

NATURAL GAS: 2-inch high pressure

DOCK DOORS: 15 loading docks

COLUMN SPACING: Can be flexible based on tenant's needs.

OVERHEARD DOOR: 5 at grade overhead doors

TENANT SPECIFIC SPACE REQUIREMENTS CAN BE EASILY MET PRIOR TO BUILDING CONSTRUCTION.

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