

# 21ST CENTURY PARK

1315 ROUTE 146, REXFORD, NY 12148



**CONTINUUM**  
COMMERCIAL REALTY

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# 21ST CENTURY PARK

## OVERVIEW

### 1315 NYS Route 146, Rexford, NY 12148

Municipality: Town of Clifton Park

Tax Map ID: 270.-2-2

Acreage: 23.48

Zoning: B-5 Corporate Commerce

Water Supply: Town of Clifton Park

Sanitary Service: Town of Clifton Park, County of Saratoga

School District: Shenedehowa CSD

Existing Square Footage:

Building 1: 11,500 SF office available

Building 2: 30,000 SF office/warehouse, available

Proposed Square Footage:

(Phase I, under construction)

Building 3: 21,600 SF light industrial

Building 4: 20,000 SF light industrial

(Phase II, conceptual - can be adjusted as needed)

Building 5: 25,000 SF light industrial

Building 6: 45,000 SF light industrial



# 21ST CENTURY PARK – BUILDING 1

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# 21ST CENTURY PARK BUILDING 1

## Building 1 - Offices

11,500 SF of built offices, with private offices, breakout rooms, large meeting room, lobby, reception and kitchenette plus +/- 1000 SF of garage/storage space that can be made available. Campus-like feel and short drive to the heart of Clifton Park, Glenville and Niskayuna. Contact LBs for more info.

### Details:

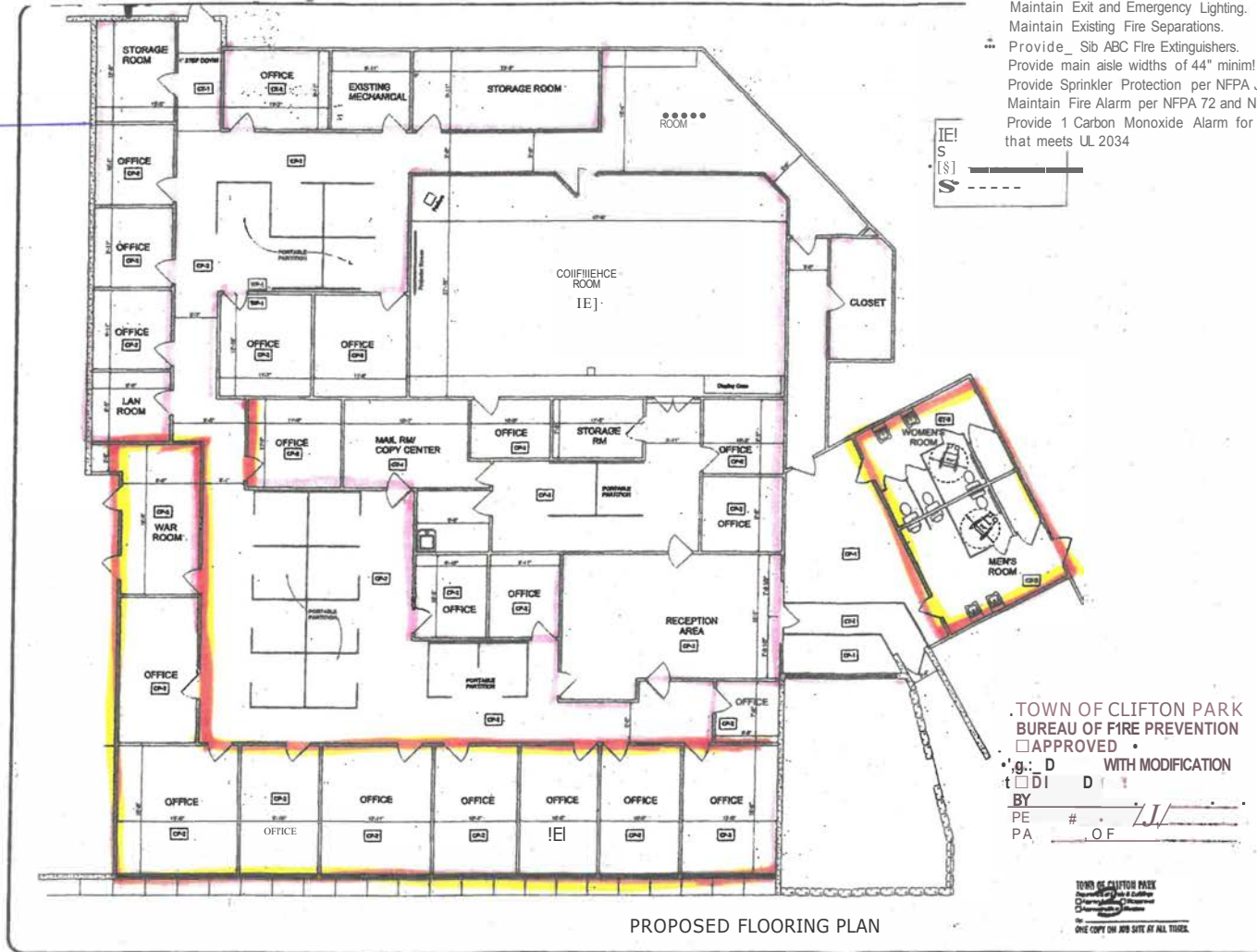
Size	+/- 12,500 SF
Rate (Per SF)	\$9.50/SF/YR
Tenant Pays	Rent plus Utilities and Interior Janitorial



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*Storage Area  
Shown on Site 5  
(not to scale)*





# 21ST CENTURY PARK – BUILDING 2

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## BUILDING 2

### Building 2 - Warehouse

Recently updated office/warehouse available for lease. 6000 SF of office and 24,000 SF of warehouse (15,000 SF plus 9,000 SF addition). (3) loading docks & (2) drive in doors. Newer HVAC and parking/loading areas..

#### Details:

Size	30,000 SF
Rate (Per SF)	\$8.95 / SF / YR
Lease Type	NNN (\$1.80 per SF estimated)
Tenant Pays	Rent plus NNN, Utilities and Interior Janitorial



# 21ST CENTURY PARK BUILDING 2





# 21ST CENTURY PARK – BUILDING 3 & 4

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## BUILDING 3 & 4

Buildings 3 & 4 - Industrial Flex

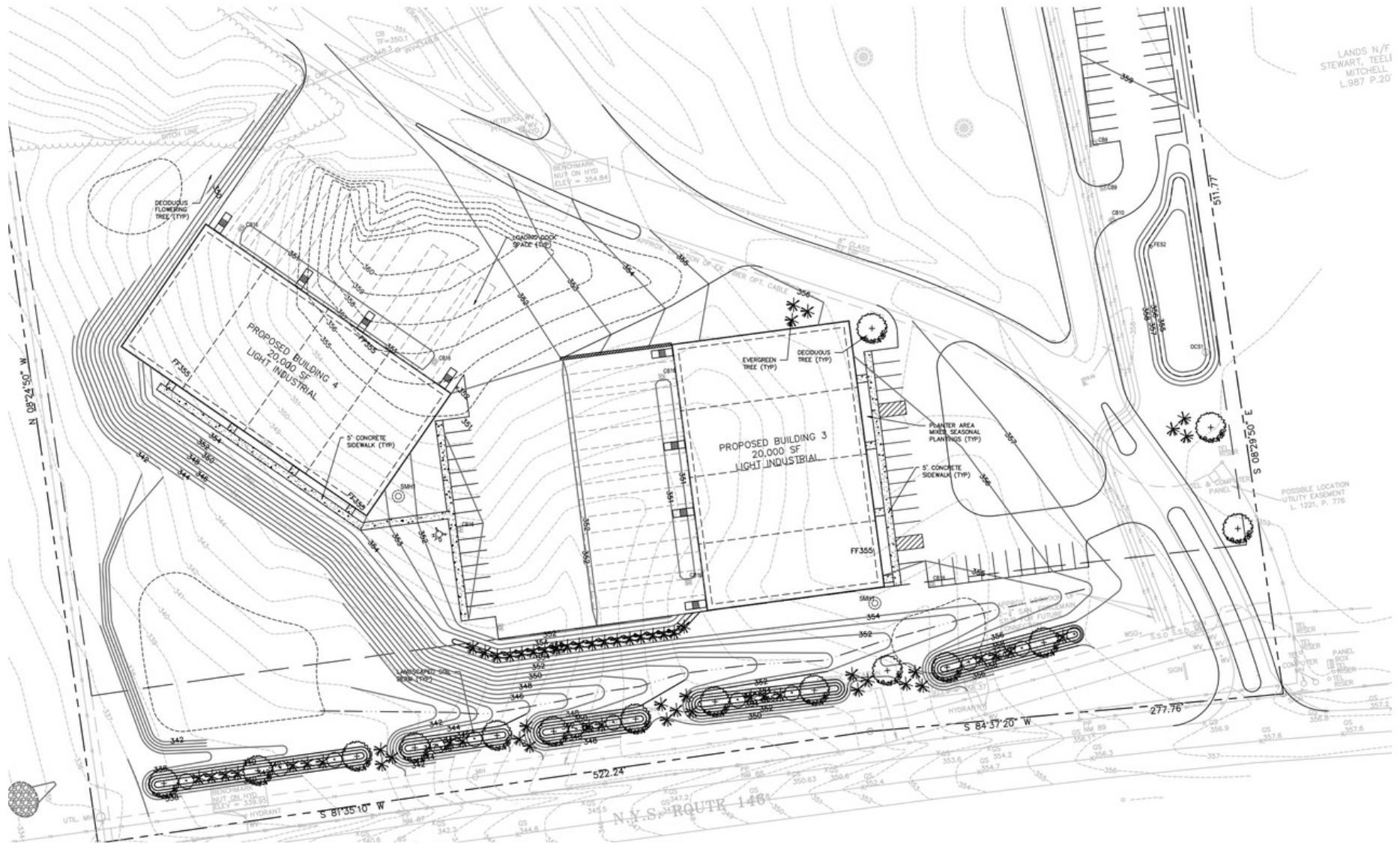
New flex building, to be built. Can be broken up into (4) suites, each with a loading dock and overhead door. Contact LB for detail, timing and estimated NNNs.

Details:

Size	21,600 SF (Bldg #3) & 20,000 SF (Bldg #4)
Rate (Per SF)	\$11.75 / SF / YR
Lease Type	NNN
Min Contiguous SF	5,400 SF & 5,000 SF
Tenant Pays	Rent plus NNN, Utilities and Interior Janitorial



# 21ST CENTURY PARK BUILDING 3 & 4



# 21ST CENTURY PARK

## PHASE II

Buildings 5 & 4 - Late 2024/Early 2025

Phase II building sizes and layouts can be adjusted as needed. Contact LB for detail, timing and estimated NNNs.

Details:

Size	Ranging from 21,000/32,000/45,000/65,000 SF
Rate (Per SF)	TBD
Lease Type	NNN
Tenant Pays	Rent plus NNN, Utilities and Interior Janitorial



# 21ST CENTURY PARK – PHASE II

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