

5 FAIRCHILD SQ

Clifton Park, NY 12065



PROPERTY HIGHLIGHTS

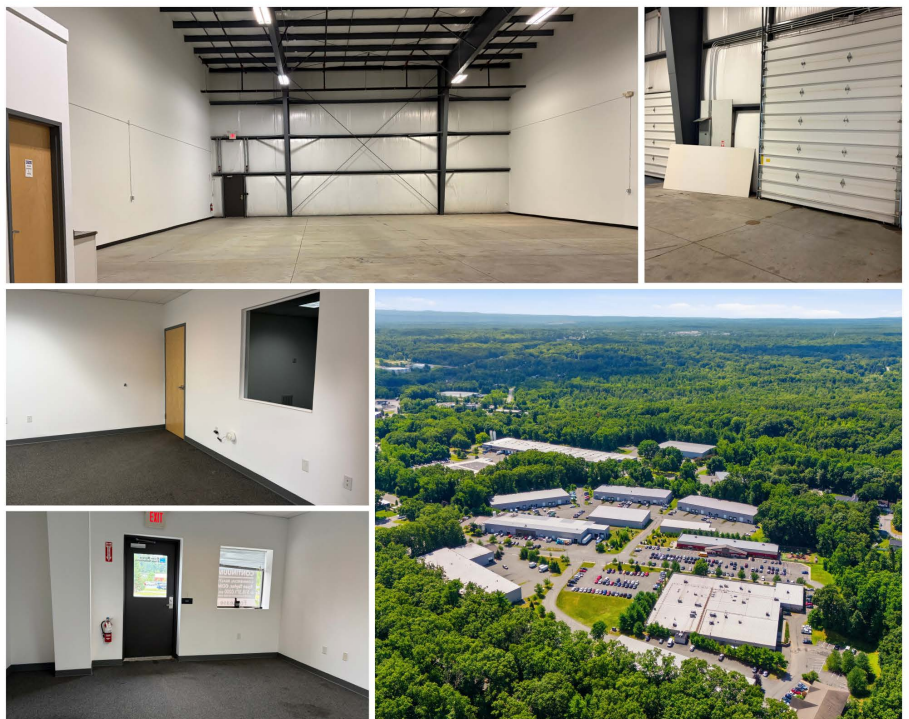
5 Fairchild, Suite 2: \$11/SF/YR NNN

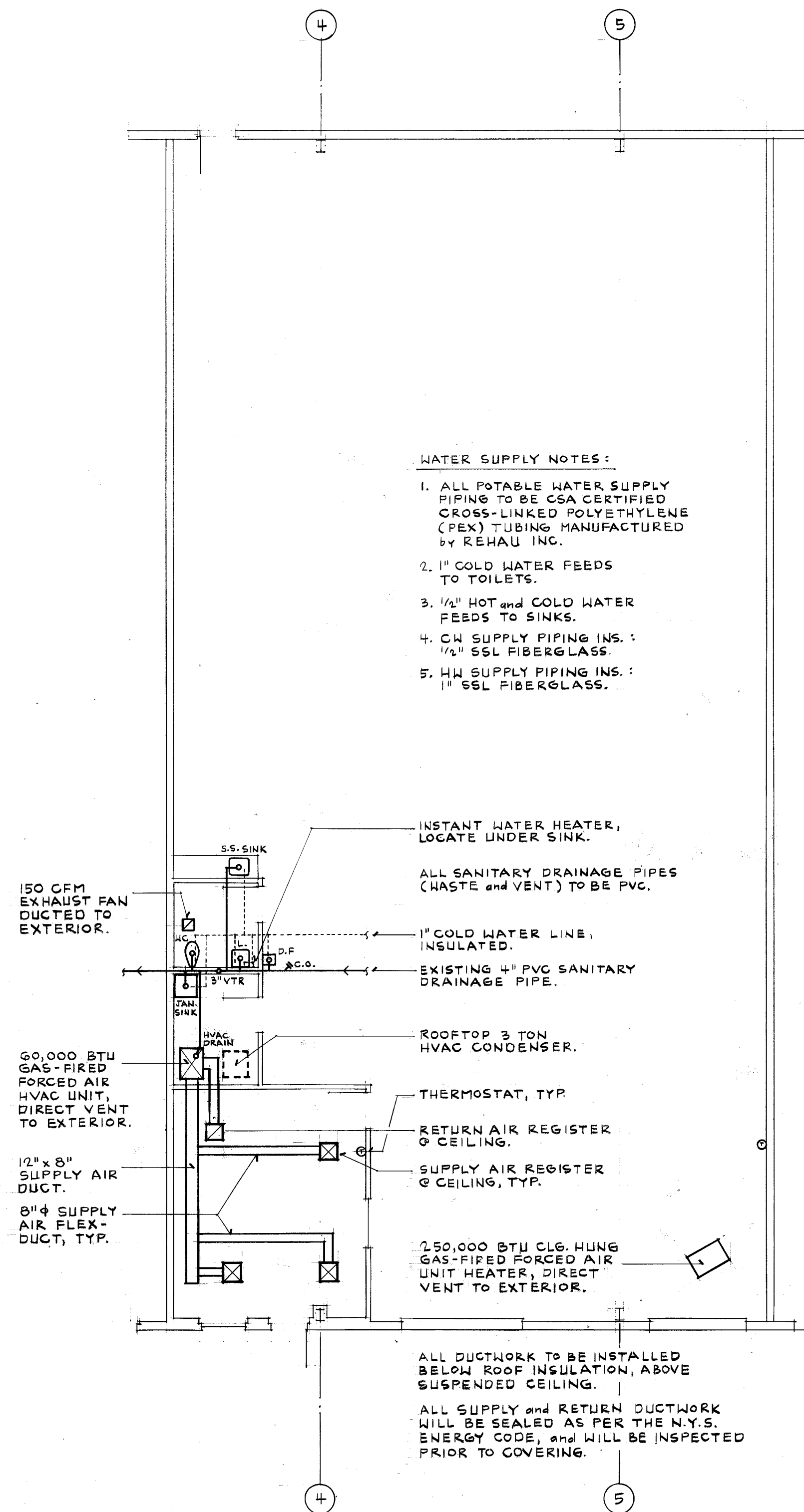
This highly functional 5,000 SF suite is available immediately and features a modern, clear-span warehouse layout with impressive 24-foot ceiling heights, maximizing your vertical storage capabilities.

The suite includes approximately 200 SF of dedicated office space. Loading is seamless with one (1) drive-in door and one (1) loading dock.

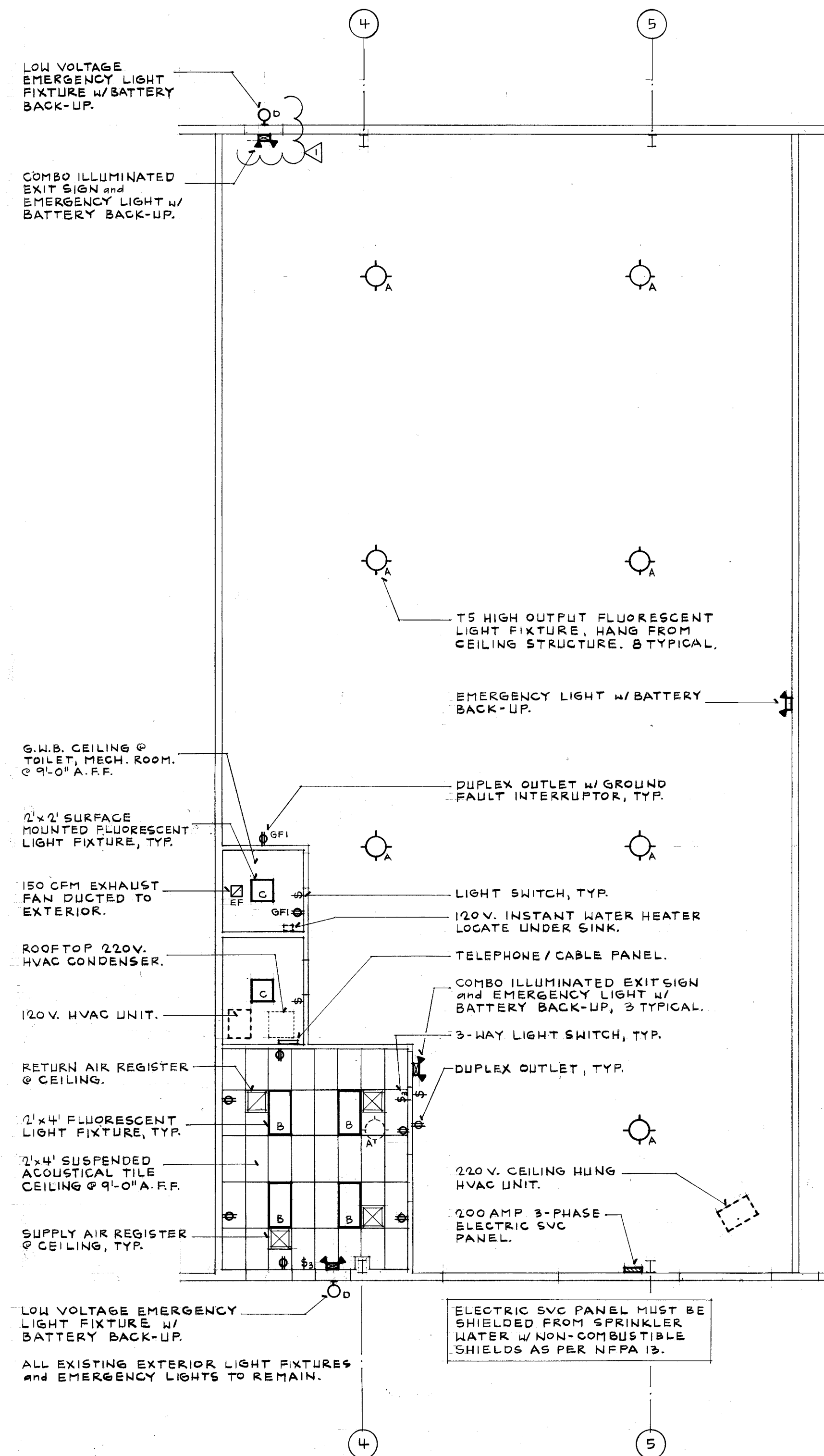
Built in 2018, the space is fully sprinklered and equipped with robust infrastructure, including 3-Phase power, natural gas heating, and public water and sewer.

The suite includes 8 dedicated parking spaces with access to additional shared park overflow.



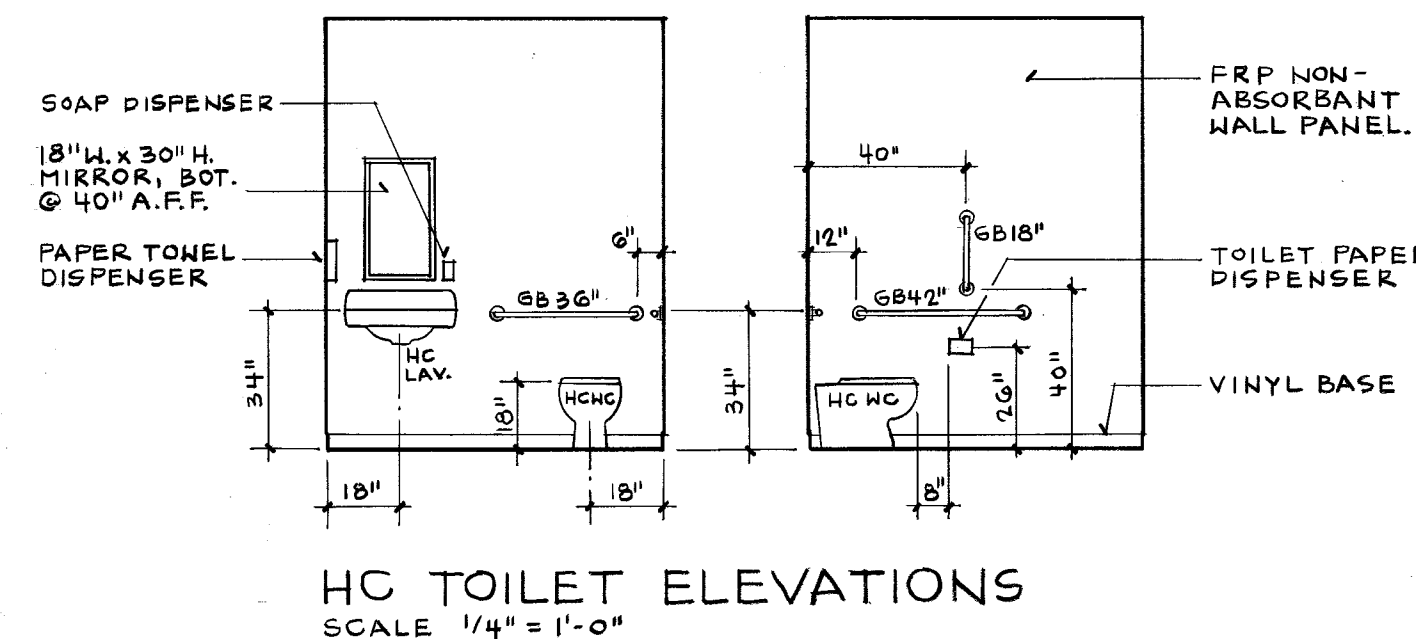


HVAC / PLUMBING LAYOUT
SCALE 1/8" = 1'-0"

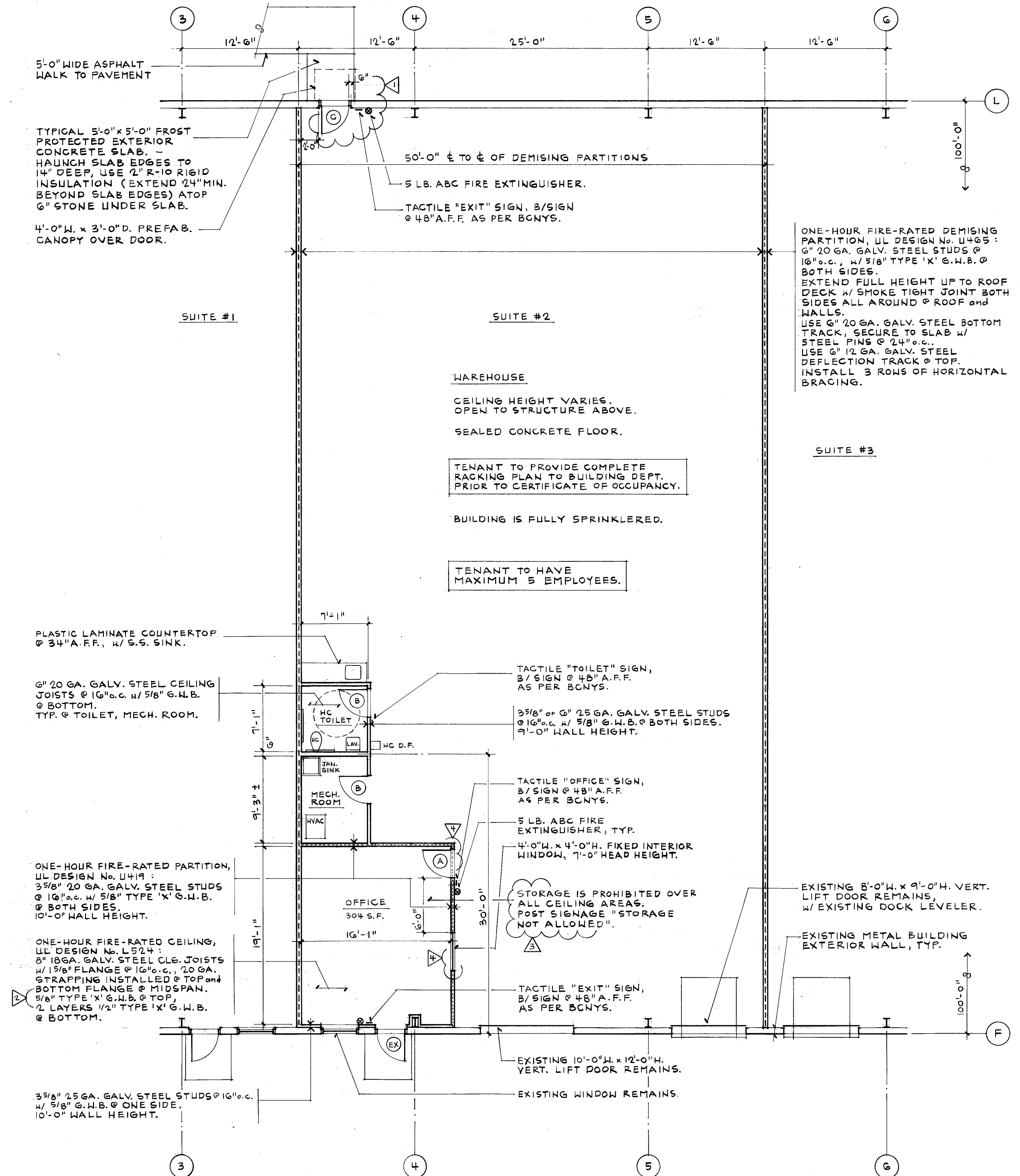


REFLECTED CEILING / ELECTRIC LAYOUT
SCALE 1/8" = 1'-0"

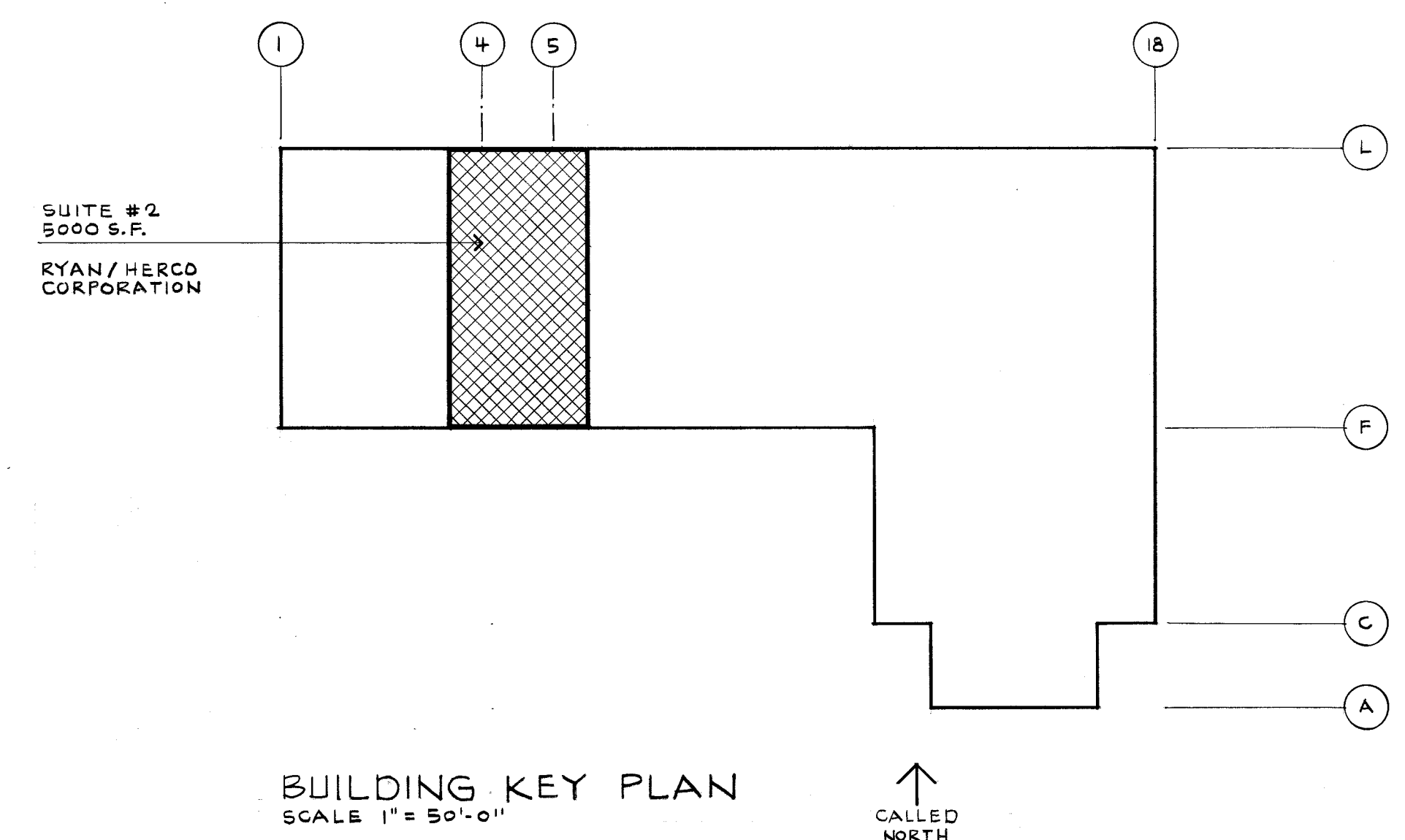
- DOOR NOTES:**
- ALL DOOR HARDWARE TO COMPLY W/ ANSI STANDARDS FOR HC ACCESS. INSTALL HC THRESHOLDS and HC LEVER HANDLE SETS.
- (E) EXISTING 3'-0" W. x 7'-0" H. EXTERIOR DOOR TO REMAIN.
- (A) 3'-0" W. x 7'-0" H. x 1 3/4" C-LABEL W/ DOOR CLOSER, 10 GA. STEEL FLUSH, PAINTED. 18 GA. STEEL FRAME, PAINTED.
- (B) 3'-0" W. x 7'-0" H. x 1 3/4" SOLID CORE WOOD FLUSH, PAINTED. 18 GA. STEEL FRAME, PAINTED.
- (C) 3'-0" W. x 7'-0" H. x 1 3/4" 18 GA. STEEL FLUSH INS. PAINTED. 16 GA. STEEL FRAME PAINTED.
- ROOM FINISHES:**
- FLOORS: SEALED CONCRETE - WAREHOUSE. MECH. ROOM.
- CARPET - OFFICE.
- V.C.T. - HC TOILET.
- WALLS: FRP WALL PANEL - HC TOILET. G.W.B. / EXPOSED STRUCTURE - WAREHOUSE. G.W.B. - OFFICE, MECH. ROOM.
- BASE: VINYL - ALL ROOMS.
- CEILING: EXPOSED STRUCTURE - WAREHOUSE. G.W.B. - HC TOILET, MECH. ROOM. SUSP. ACOUSTICAL TILE - OFFICE.



HC TOILET ELEVATIONS
SCALE 1/4" = 1'-0"



FLOOR PLAN - SUITE #2
SCALE 1/8" = 1'-0"



M.J. REKUCKI
DESIGN / BUILD
CONSTRUCTION

SUITE #2 TENANT FIT-UP for RYAN / HERCO CORP. at
5 FAIRCHILD TECHNOLOGY PARK
TOWN of CLIFTON PARK, SARATOGA COUNTY, NEW YORK 12065

- REVISIONS 12/3/2013
- ADD EXIT DOOR.
 - DELETE FLYWOOD @ CLG., REPLACE W/ 5/8" TYPE 'X' G.W.B.
 - STORAGE PROHIBITED OVER ALL CEILING.
 - 12/20/2013: MOVE OFFICE DOOR. ADD INT. WINDOW.

DATE 11/18/2013
SCALE AS NOTED

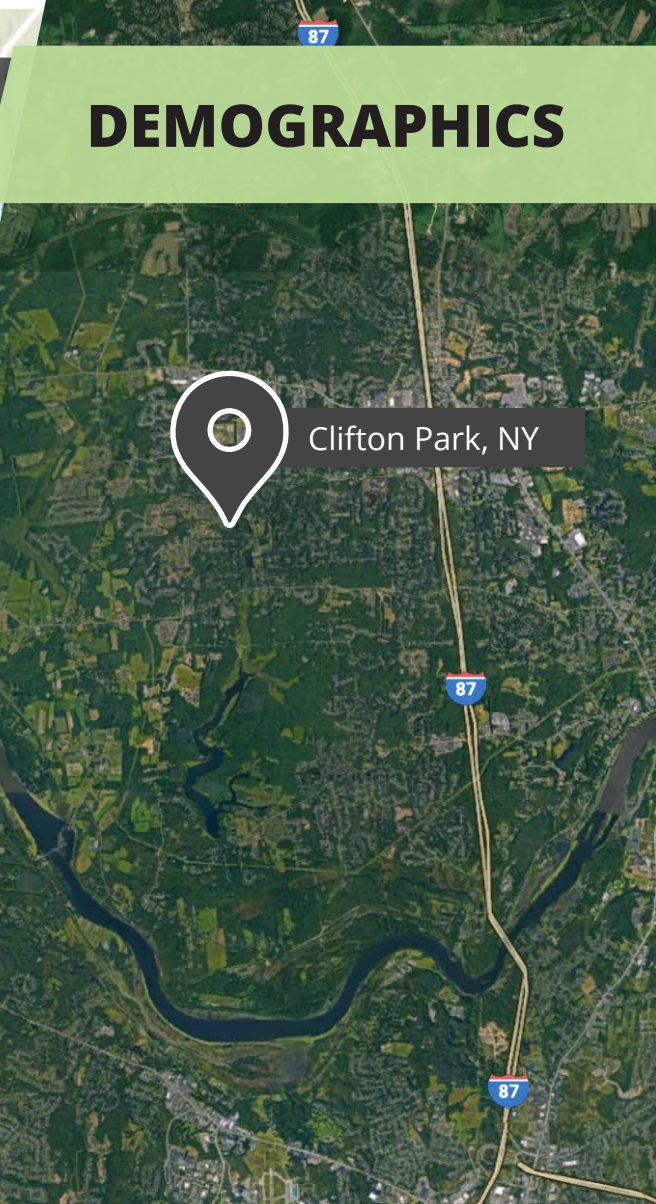
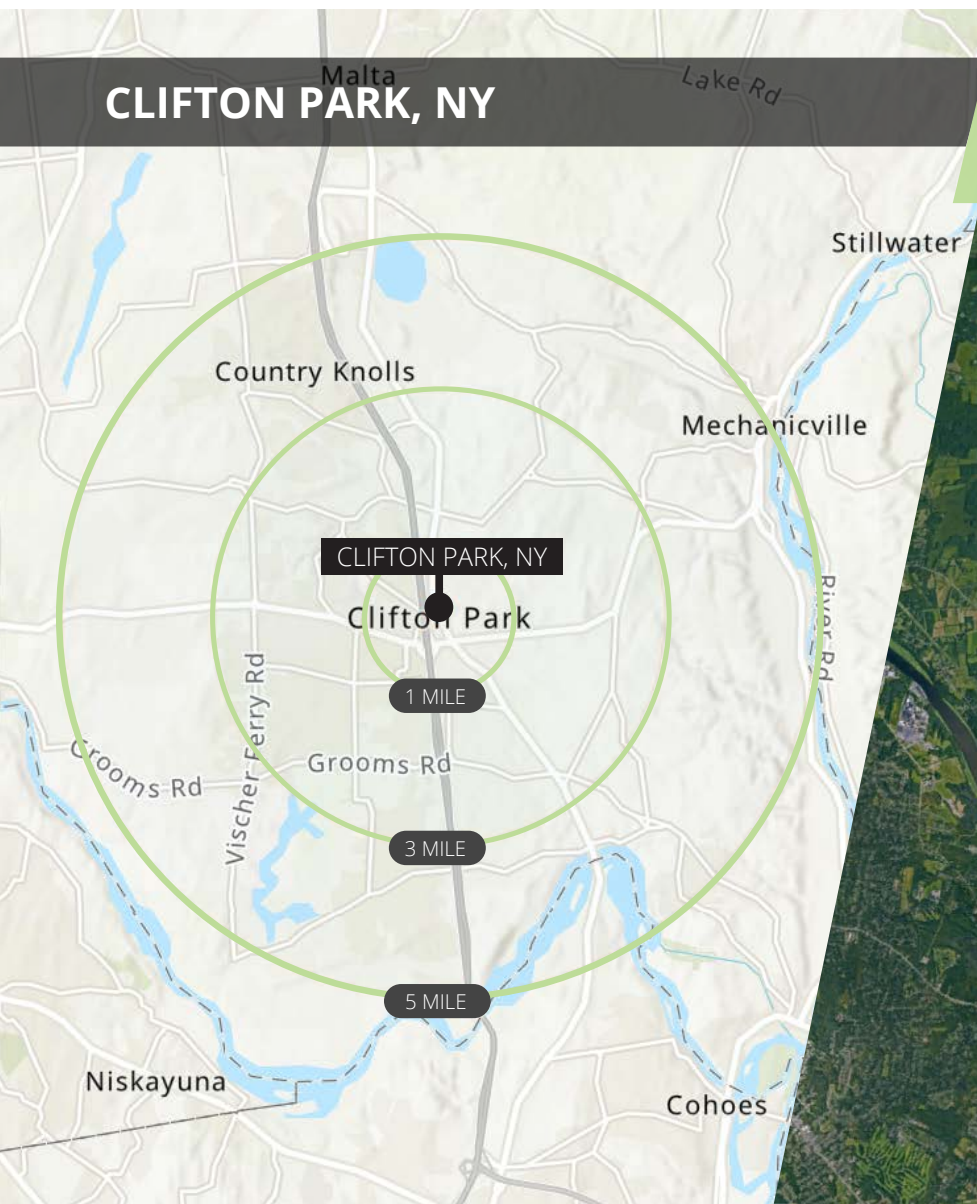
DWG. No.

A-1

DWG. 1 of 1

CLIFTON PARK, NY

DEMOGRAPHICS



2021 Summary	1 Mile	3 Miles	5 Miles
Population	4,723	36,233	69,530
Households	2,115	14,945	28,817
Families	1,249	9,831	19,011
Average Household Size	2.22	2.41	2.41
Owner Occupied Housing Units	1,218	10,612	20,969
Renter Occupied Housing Units	897	4,333	7,848
Median Age	42.6	43.6	43.6
Median Household Income	\$77,930	\$97,914	\$99,651
Average Household Income	\$106,538	\$118,433	\$117,084

KEY FACTS



36,233
POPULATION

43.6

MEDIAN AGE



AVG. HOUSEHOLD SIZE

\$97,914
MEDIAN HOUSEHOLD INCOME



1,669
TOTAL BUSINESSES



20,359
TOTAL EMPLOYEES

3.8%

UNEMPLOYMENT RATE

78%

13%

8%

