

**For Lease - 445 Balltown Road, Mansion Square - Negotiable Price**  
**445 Balltown Road, Schenectady, New York 12309**



**Listing Contact - 1**



**Kevin Parisi**

18 Computer Dr E, Suite 201, Albany,  
New York 12205  
Work: 518-458-7203  
Mobile: 518-461-4234  
**Trinity Realty Group**



**Listing Contact - 2**



**Andrew Peckage**

18 Computer Dr E, Suite 201, Albany,  
New York 12205  
Work: 518-458-7203  
Mobile: 518-859-5005  
**Trinity Realty Group**



Description
» AVAILABLE SPACES: 41,000 SF ANCHOR BOX, 3,000 SF In-Line Space and 1,200 SF End-Cap Spaace » Two signalized entrances, including one shared with Mohawk Commons, a 650,000 SF power center » Major Tenants include: Mens Warehouse, Chipotle, Kay Jewelers, WellNow Urgent Care and The Vitamin Shoppe » Located on the corner of Balltown Road (15,772 AADT) and State Street (18,681 AADT)

Basic Information	Details
<div>Price: Negotiable</div> <div>Property Type: Retail</div> <div>Available Space: 41000.0 SF</div> <div>Lot Size: 12.0 Acres</div> <div>REB Listing ID: COM191</div>	<div> <div>Listing Details</div> <div> <div>Lot Size: 12.0 Acres</div> <div>Year Built:</div> <div>Parking Spaces: 500</div> <div>Zoning: Commercial</div> </div> </div> <div> <div>Structure Details</div> <div> <div>Power Amps: 200</div> <div>Sanitary System: Sewer</div> <div>Water: Public</div> </div> </div>

\*No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.