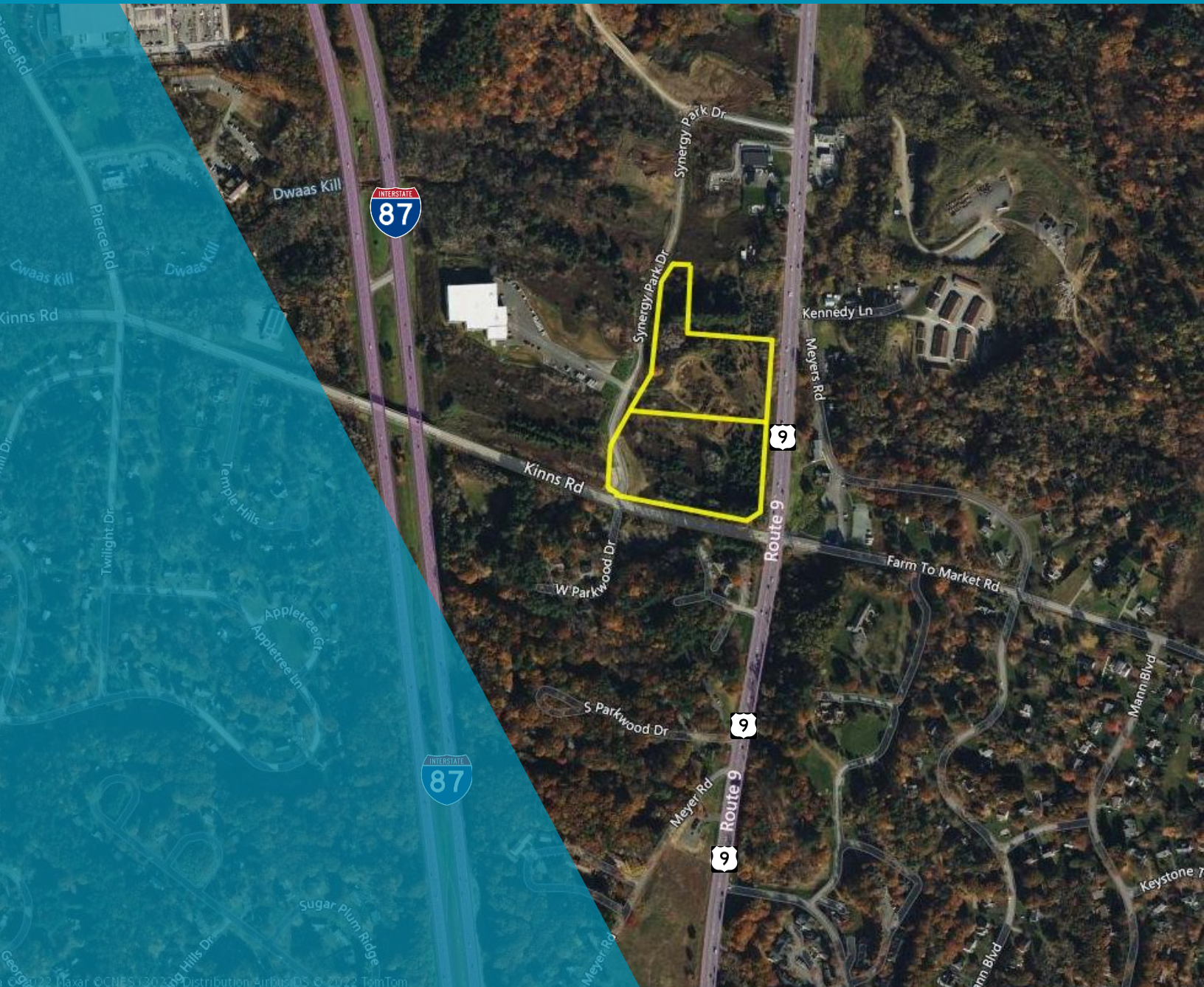


4-8 SYNERGY PARK DRIVE INDUSTRIAL/WAREHOUSE

CLIFTON PARK, NEW YORK 12065



Proposed Industrial/Warehouse Development
13.18± Total Acres

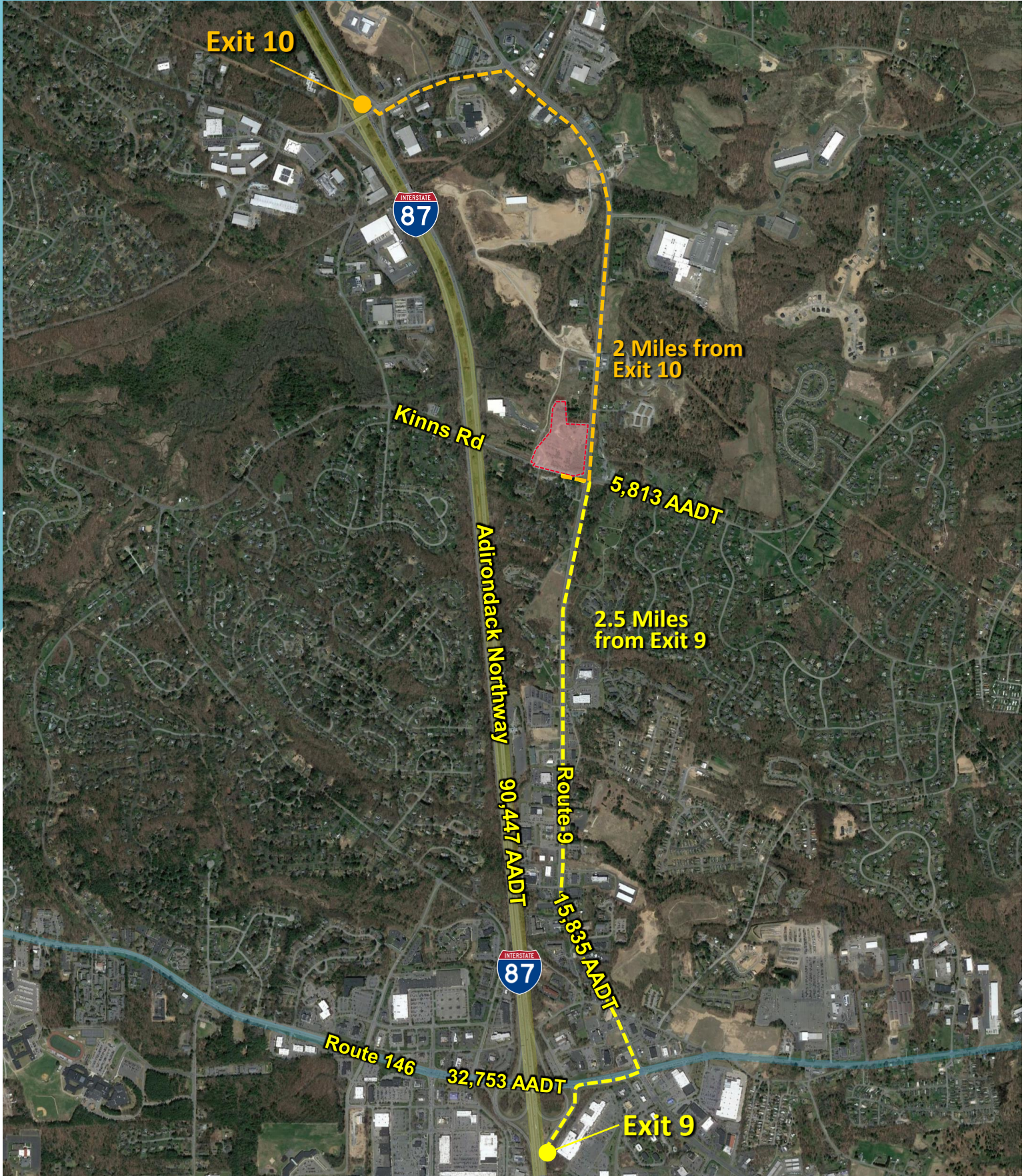
AERIAL



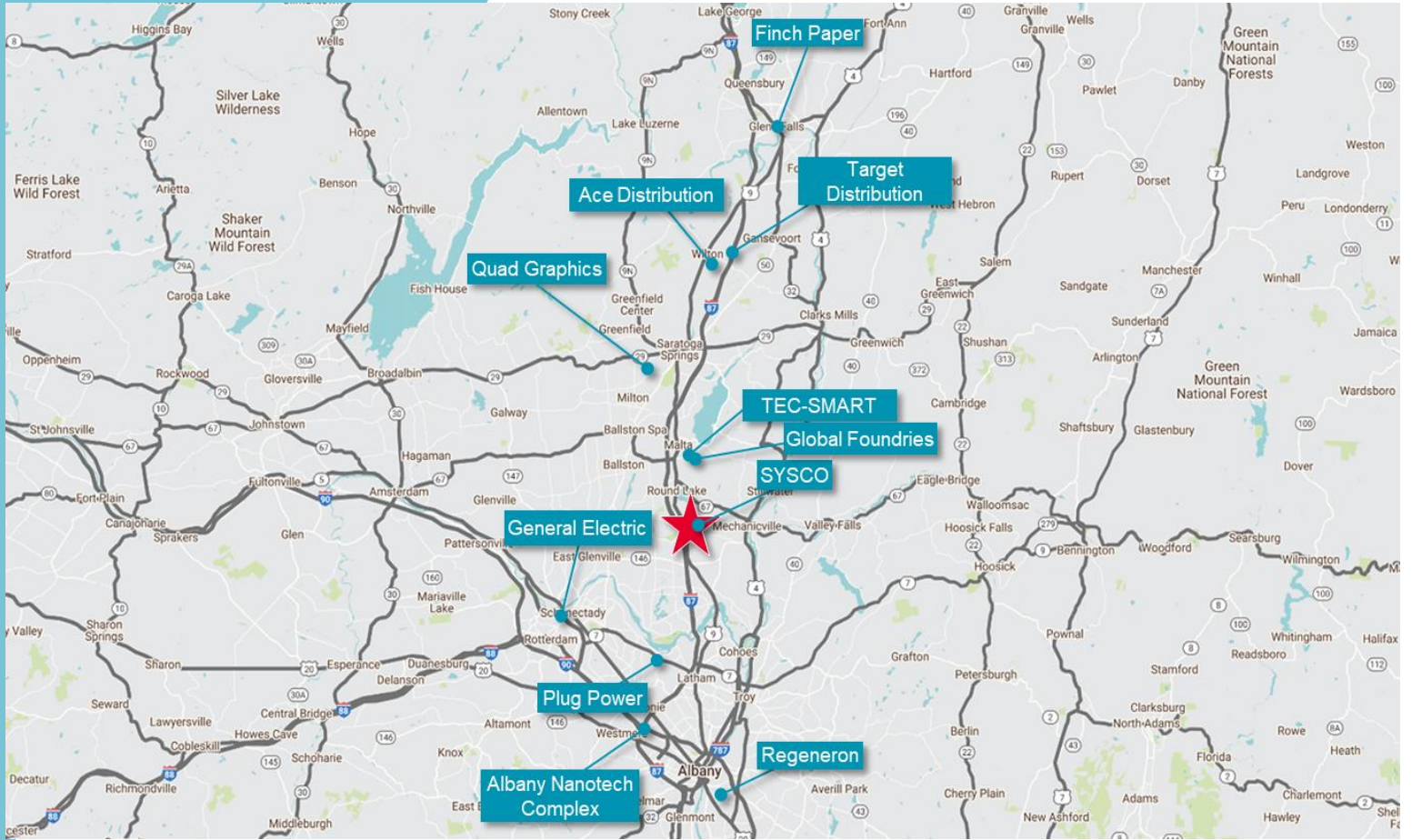
PROPERTY DETAILS

County:	Saratoga County	Zoning:	B-5
Municipality:	Clifton Park	Municipality:	Clifton Park
Total Acres:	13.18± AC	Use:	Industrial Vacant Land
AADT:	15,835 (Route 9) 5,813 (Kinns Road)	Frontage:	800' (Route 9) 623' (Kinns Road)
Tax ID #'s:	265.-5-2 265.-5-3	Utilities:	Municipal Water Sewer

LOCATION MAP



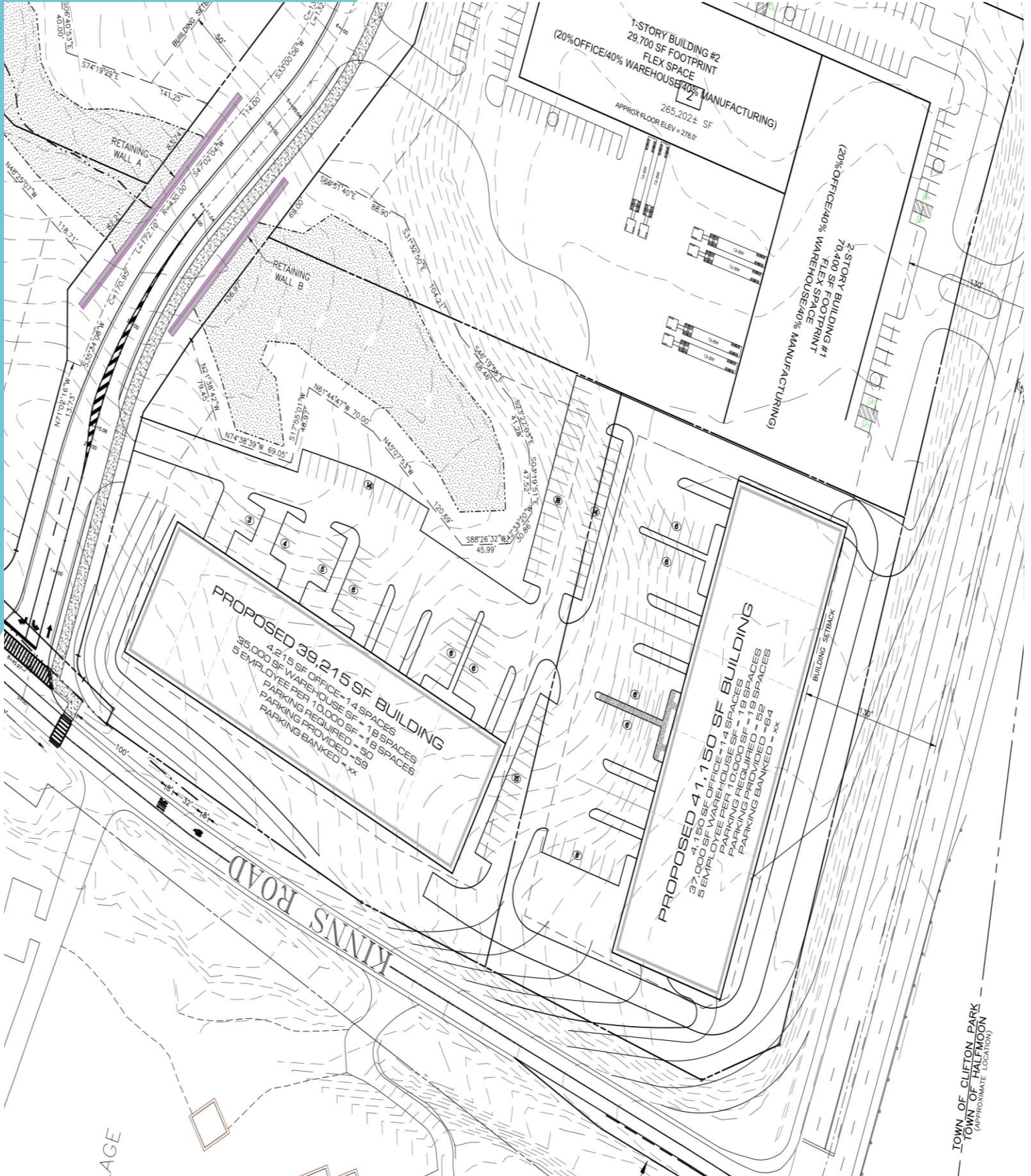
LOCATION MAP



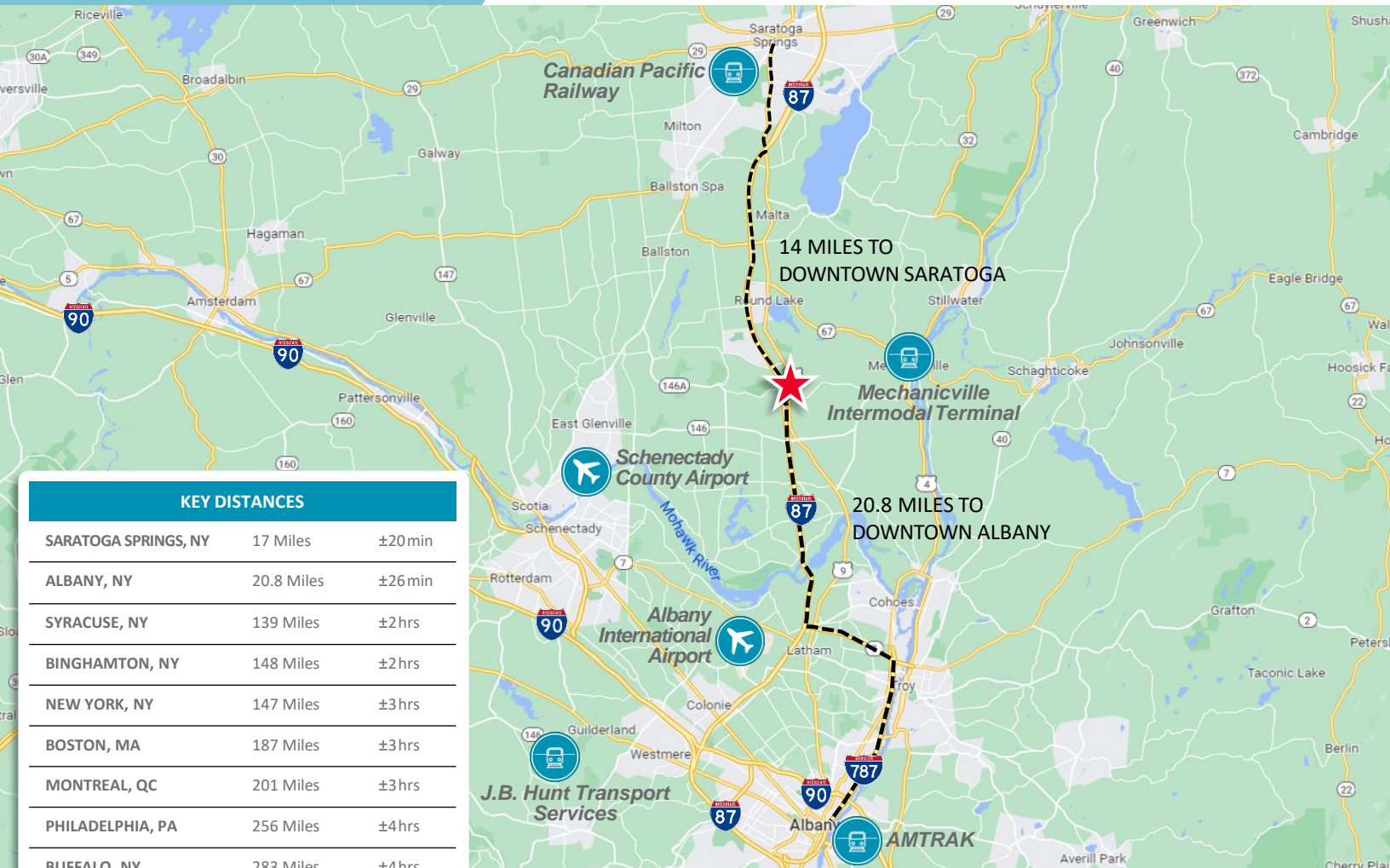
DEMOGRAPHICS

Demographic and Income	0-1 Mile	0-3 Miles	0-5 Miles
Population	3,621	28,107	68,191
Households	1,422	11,453	28,442
Families	958	7,599	18,655
Average Household Size	2.54	2.45	2.39
Owner Occupied Housing Units	982	8,211	20,667
Renter Occupied Housing Units	441	3,243	7,775
Median Age	44.9	43.2	43.4
Median Household Income	\$103,056	\$107,105	\$104,731
Average Household Income	\$132,561	\$136,853	\$131,914
Business Summary	0-1 Mile	0-3 Miles	0-5 Miles
Total Businesses	113	1,410	2,319
Total Employees	1,312	17,963	26,059
Employee/Residential Population Ratio (per 100 residents):	36	64	38

PROPOSED SITE PLAN



LOCATION



KEY DISTANCES

SARATOGA SPRINGS, NY	17 Miles	±20 min
ALBANY, NY	20.8 Miles	±26 min
SYRACUSE, NY	139 Miles	±2 hrs
BINGHAMTON, NY	148 Miles	±2 hrs
NEW YORK, NY	147 Miles	±3 hrs
BOSTON, MA	187 Miles	±3 hrs
MONTREAL, QC	201 Miles	±3 hrs
PHILADELPHIA, PA	256 Miles	±4 hrs
BUFFALO, NY	283 Miles	±4 hrs

CONTACT



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CONVENIENT LOCATION

- Located on busy Route 9 corridor
- Immediate access to I-87 (Adirondack Northway) between Exit 9 and 10
- Ideal location positioned in the center of the Capital Region with convenient access to all major highways to reach all of Upstate, NY
- Close proximity to Albany International Airport, Albany Central Business District, Mechanicville Intermodal Terminal, and Port of Albany
- Rapidly growing area
- Highly visible Route 9 location
- Located within Synergy Tech Park, a 2,000,000± SF proposed development park



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