



## Superb industrial location in Saratoga Springs Available

13.48 acres available for development in the desirable WJ Grande Industrial Park. Please contact listing agents for more information.

Acres:	13.48	Land Use:	Industrial Vacant Land
Zoning Code:	1NDG	Lot Dimensions:	630 FF
Tax ID:	411589 177-1-60	Lot Square Feet:	587,189
County:	Saratoga County	Water Source:	Municipal
Municipality:	Saratoga Springs / Outside	Sewer Source:	Municipal
Taxes:	\$3,549 (Est) 2015	School District:	Saratoga Springs

For more information, please contact:

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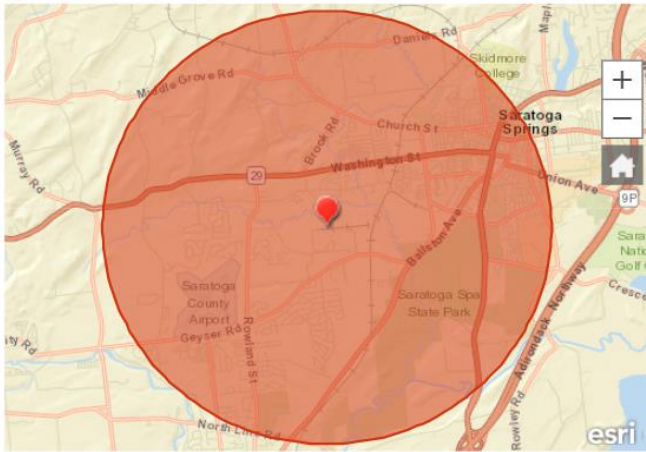
**Location Map**



**DEMOGRAPHIC PROFILE**

Duplainville Rd, Saratoga Springs, New York, 12866

Ring band of 0 - 3 miles



**GENERAL DEMOGRAPHICS**



**Traffic Data**

Street name	Cross street	Traffic volume	Direction	Distance
Duplainville Rd	Grande Blvd	2,297	NE	0.2
Cady Hill Blvd		3,340	SE	0.4
Geyser Rd	Hathorn Blvd	8,400	SE	0.5
Grand Ave	Robinhood Ct	1,700	NE	0.8
Washington St	Petrified Gardens Rd	12,070	NW	0.8

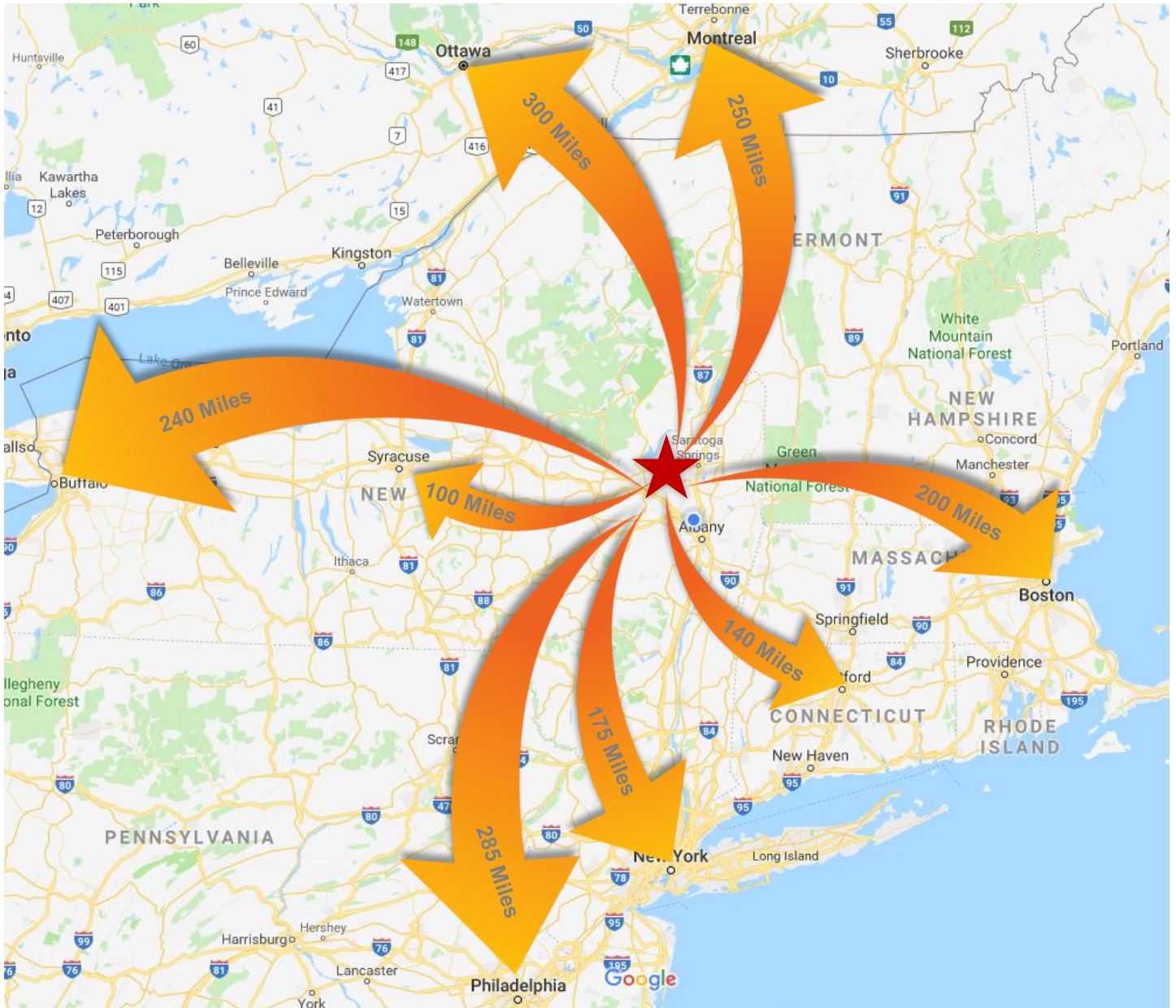
**MANUFACTURING**



**TRANSPORTATION BUSINESS**

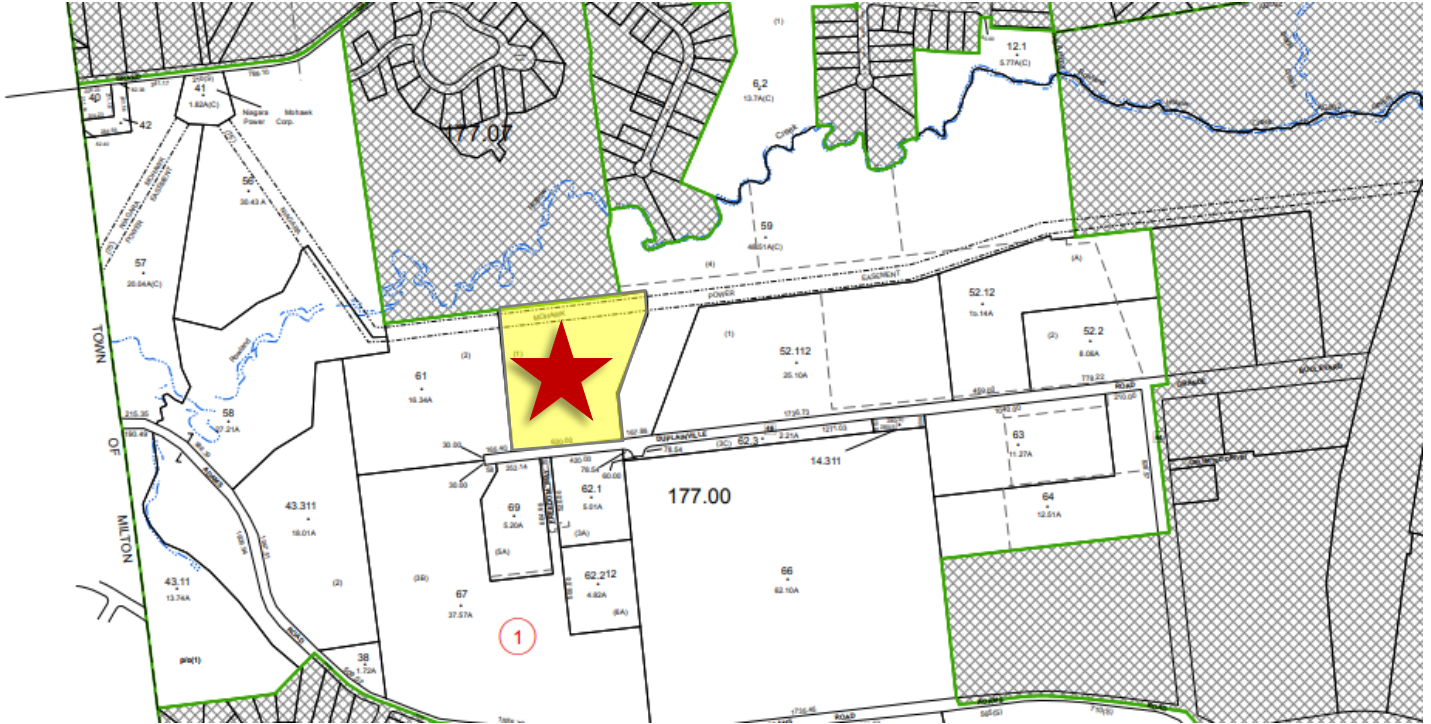


**Distribution Map**

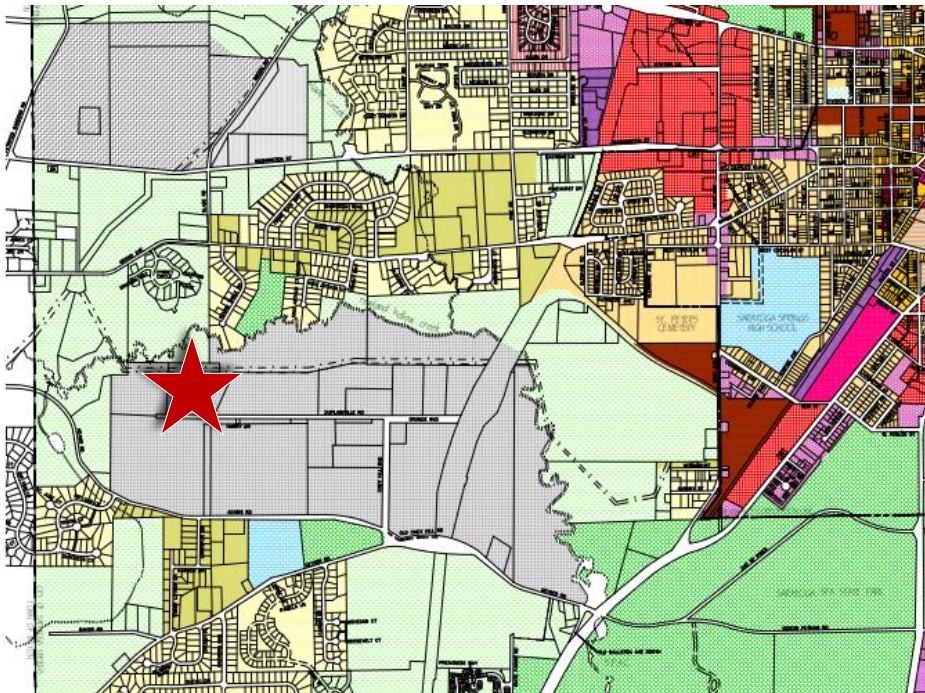


*Approximate miles; subject to verification*

**Tax Map**



**Zoning Map**



- IND-L: INDUSTRIAL LIGHT INDUSTRIAL
- IND-G: INDUSTRIAL GENERAL INDUSTRIAL
- IND-EX: INDUSTRIAL INDUSTRIAL EXTRACTION
- T-4: TRANSECT ZONE 4 URBAN NEIGHBORHOOD
- T-5: TRANSECT ZONE 5 NEIGHBORHOOD CENTER
- T-6: TRANSECT ZONE 6 URBAN CORE

<b>ZONING MAP</b>			
OF			
<b>THE CITY OF SARATOGA SPRINGS, NEW YORK</b>			
SCALE	HORZ 1" = 1000'	PROJECT NAME	CURRENT AND HISTORIC ZONING
	VERT	DRAWING NAME	97-31E.DWG
DATE	CITY ENGINEER		
APRIL 1st, 1998	TIMOTHY W. WALES, P.E.		
SURVEY & DESIGN BY		DRAWN BY	
OFFICE OF THE CITY ENGINEER		S.E. PALMER	
CITY HALL		CHECKED BY	
SARATOGA SPRINGS, N.Y. 12866		B. BIRGE	
COMMISSIONER OF ACCOUNTS		SHEET NO.	PROJECT NO.
		1 OF 1	95.532
		FLD BK NO.	DWG NO.
		N/A	97-31E