

Fully Approved Flex Park | For Sale

15 Old Plank Road, Clifton Park NY 12065

CBRE Upstate NY

PART OF THE AFFILIATE NETWORK

Fully Approved Site

Property Overview

Offered for Sale is a ±3.05 acre to-be-built flex park, fully approved for ±30,000 SF. Some site work is already complete including:

- + Retaining walls are in place
- + Stormwater system with parking lot infiltration system is in place
- + Foundation designs completed
- + Parameter fencing installed
- + Site stabilization, general “cuts & fills” completed (Hydroseed applied 9.30.25)

Tax ID	272.9-1-46
2025 Assessment	\$69,500 (Unimproved land)
Equalization Rate	36%
2025 General Tax	\$1,149.90
2025/2026 School Tax	\$2,344.88
Combined Tax	\$3,494.78
Zoning	TNGB: Neighborhood General Business
Utilities	Municipal water and sewer

Contact Broker for Pricing

Contact Us

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[Click HERE to View Property](#)



The above is a rendering

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15 Old Plank Road
Clifton Park | New York 12065

For Sale

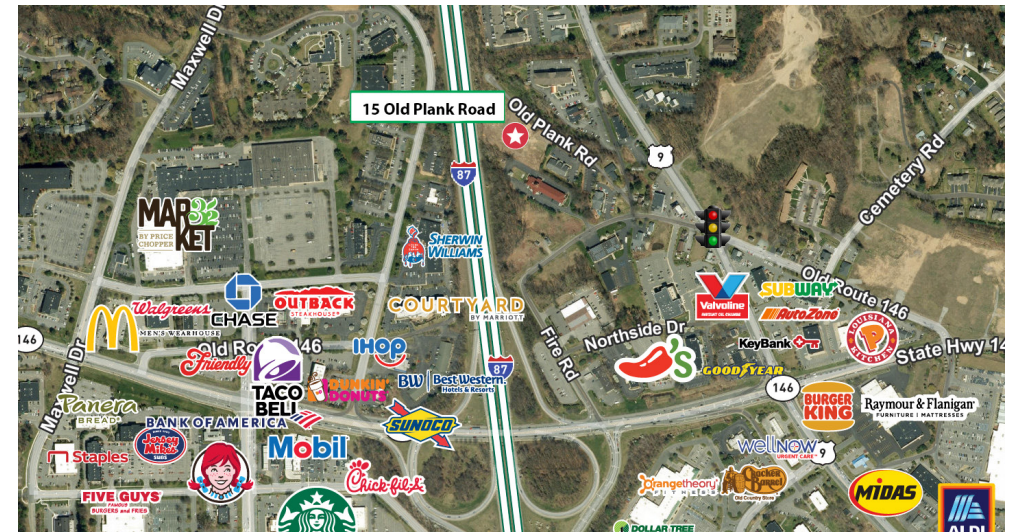
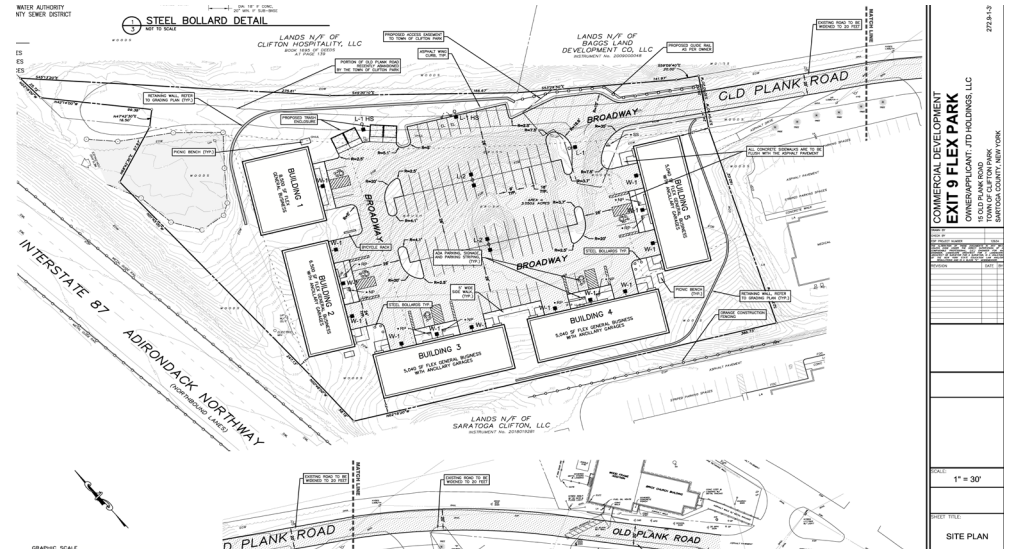
Approved Flex Park

Property Details

- + ±3.05 acres
- + Approved for ±30,000 SF in flex buildings
- + PILOT may be available from the Saratoga Economic Development Corporation. Benefits may include:
 - Sales tax exemption on construction
 - Mortgage tax exemption
 - Property tax savings
 - Potential for substantial total savings
- + Great Visibility from I-87
- + Large pedestal sign allowed per zoning on I-87
- + Site has direct access to power, water, sewer, natural gas, & fiber optic internet
- + Estimates are available for additional site work items, call listing broker for details
- + Contact Listing Broker for pricing and more project information

Directions

- + Located: [Off exit 9 of I-87 \(The Adirondack Northway\), east on Route 146, north on Route 9. From Route 9 to Old Route 146, then to Old Plank Road.](#)



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