

AVAILABLE COMMERCIAL SUITE

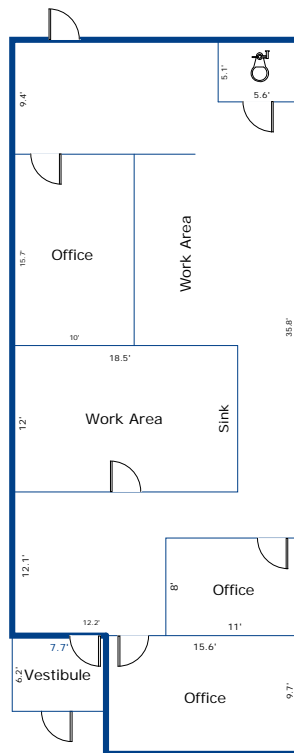
3220 Watson Boulevard, Town of Union, NY

(Located 1.5 miles from NYS Route 17 at Exit 69)

Salient Features:

Asking rent plus utilities and pro-rata share of RE taxes, insurance & CAM

- Approximately 1,300 square feet;
- Highly functional layout;
- Building and pylon signage available;
- Ample parking;
- Additional staging area available in rear of building;
- Located just west of the Hooper Road intersection; and
- Plaza anchored by Dollar General, and other local office and service tenants.



Watson Boulevard

Figure 1 – Layout of the premises



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Figure 2 – Aerial photograph of site (available space outlined in blue)



Figure 3 – Northern (front) elevation of the building