



FOR LEASE INDUSTRIAL WAREHOUSE

49 INDUSTRIAL PARK ROAD KEESEVILLE, NY 12944

COMPETITIVE LEASE RATES

PRESENTED BY:
CDC REAL ESTATE INC.
30 BRIDGE ROAD SUITE 111 ROUSES POINT, NY 12979
800-545-8125 WWW.CDCREALESTATE.COM
LICENSED NYS BROKER

FOR LEASE INDUSTRIAL WAREHOUSE

- 19,000 +/- SF
- 15 +/- AC
- Built in 2001
- Metal frame building with flat roof
- Slab foundation
- Propane/hot water and Radiant in Floor heating
- Finished Office area with two restrooms
- Warehouse section includes 2 loading dock doors (10'X10') and one large drive in door (18'X10)
- Municipal water and septic
- Electrical entrance is 480 V, 3 phase, 1,200 AMP

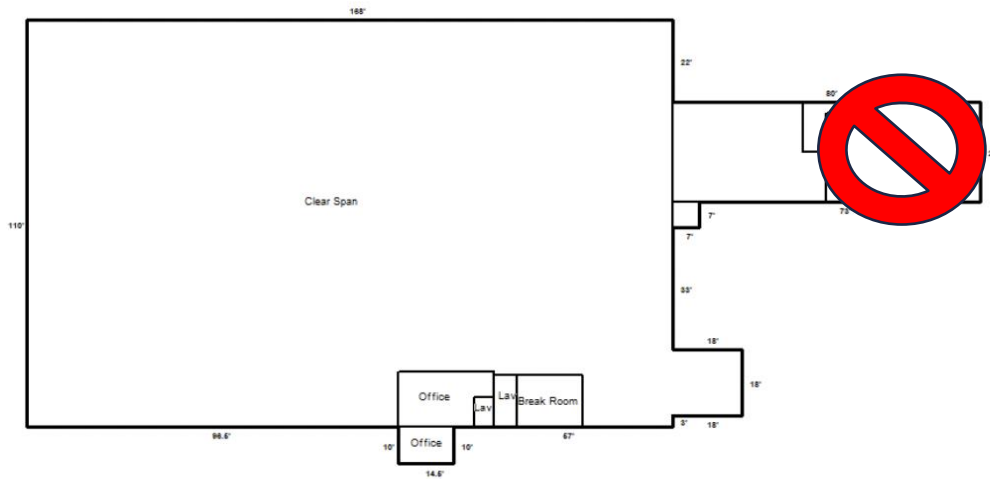


ADDITIONAL PHOTOS



FLOOR PLAN

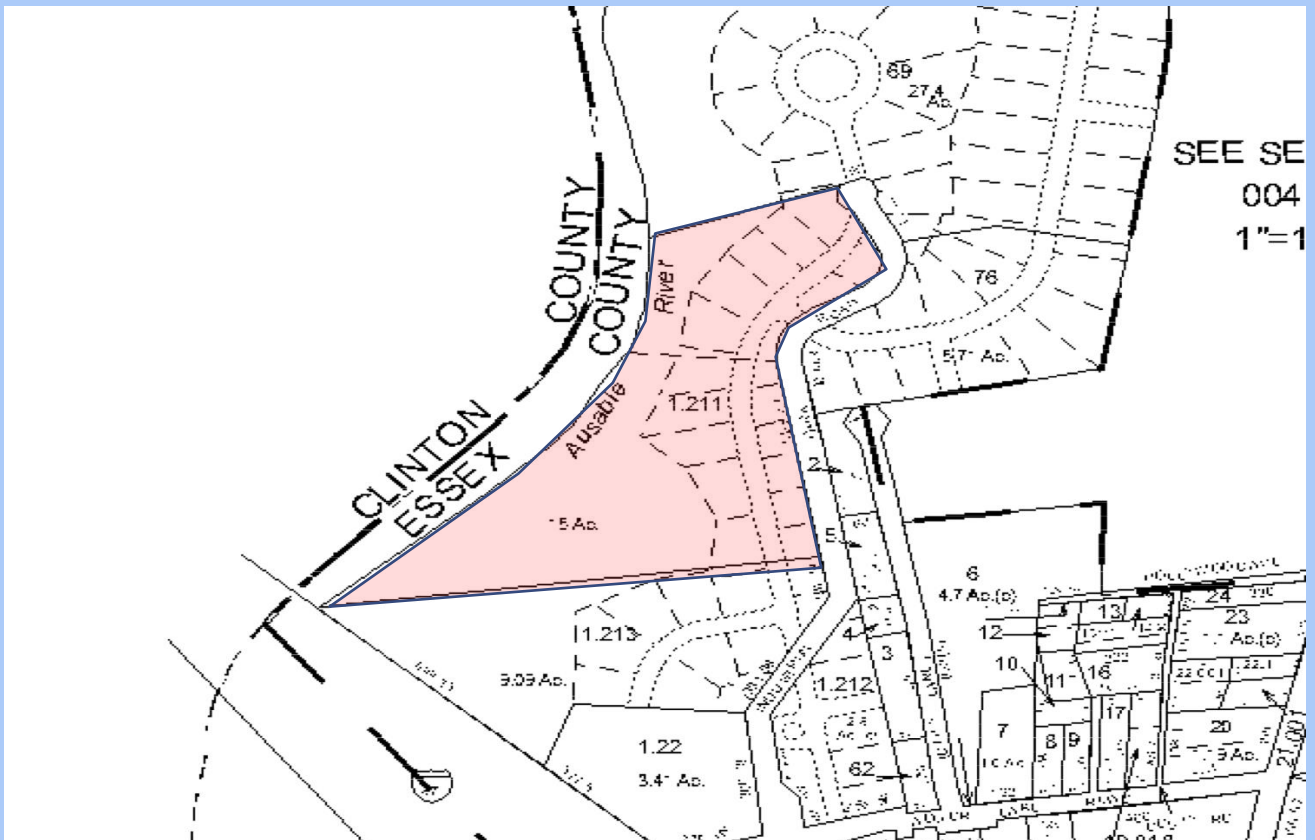
BUILDING SKETCH & AREA CALCULATIONS



First Floor
 $168.0 \times 22.0 = 3,696.0$
 $248.0 \times 27.0 = 6,696.0$
 $175.0 \times 7.0 = 1,225.0$
 $168.0 \times 33.0 = 5,544.0$
 $186.0 \times 18.0 = 3,348.0$
 $168.0 \times 3.0 = 504.0$
 $14.5 \times 10.0 = 145.0$
First Floor Area = 21,158.0

Total = 21,158 Square Feet

AERIAL MAPS



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30 Bridge Road Suite 111 Rouses Point, NY 12979

PH: 800-545-8125 FX: 518-297-3264

www.cdcrealestate.com

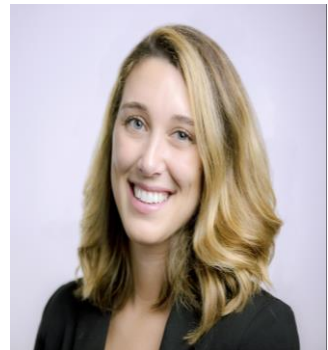
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