



**FOR LEASE:
INDUSTRIAL WAREHOUSE**

64 MAPLE ST ROUSES POINT, NY 12979
BUILDING 21

CALL FOR DETAILS

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

BUILDING 21 PROPERTY DETAILS



Building 21

- Up to 45,000 +/- SF
- Two dock doors (more can be added)
- Up to 30' ceiling heights
- Located on 78.93n +/- AC
- Lowest electric rates in North America.
- Less than 45 minutes to Port of Montreal, QC.
- Adjacent to active rail line.
- High volume municipal water and sewer capacities available.
- Strong financial incentives for new employers through state and regional economic development agencies.
- Minutes from I-87 and Vermont border.
- Direct route to NY & New England.
- Build-to-suit options available
- Land leases available

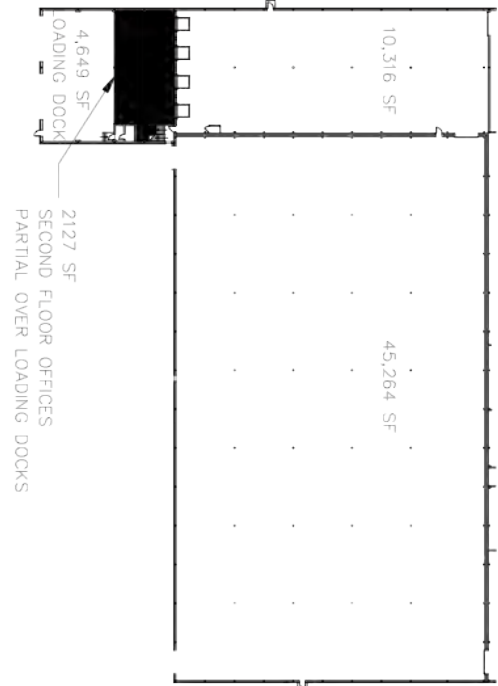


BUILDING 25 PROPERTY DETAILS



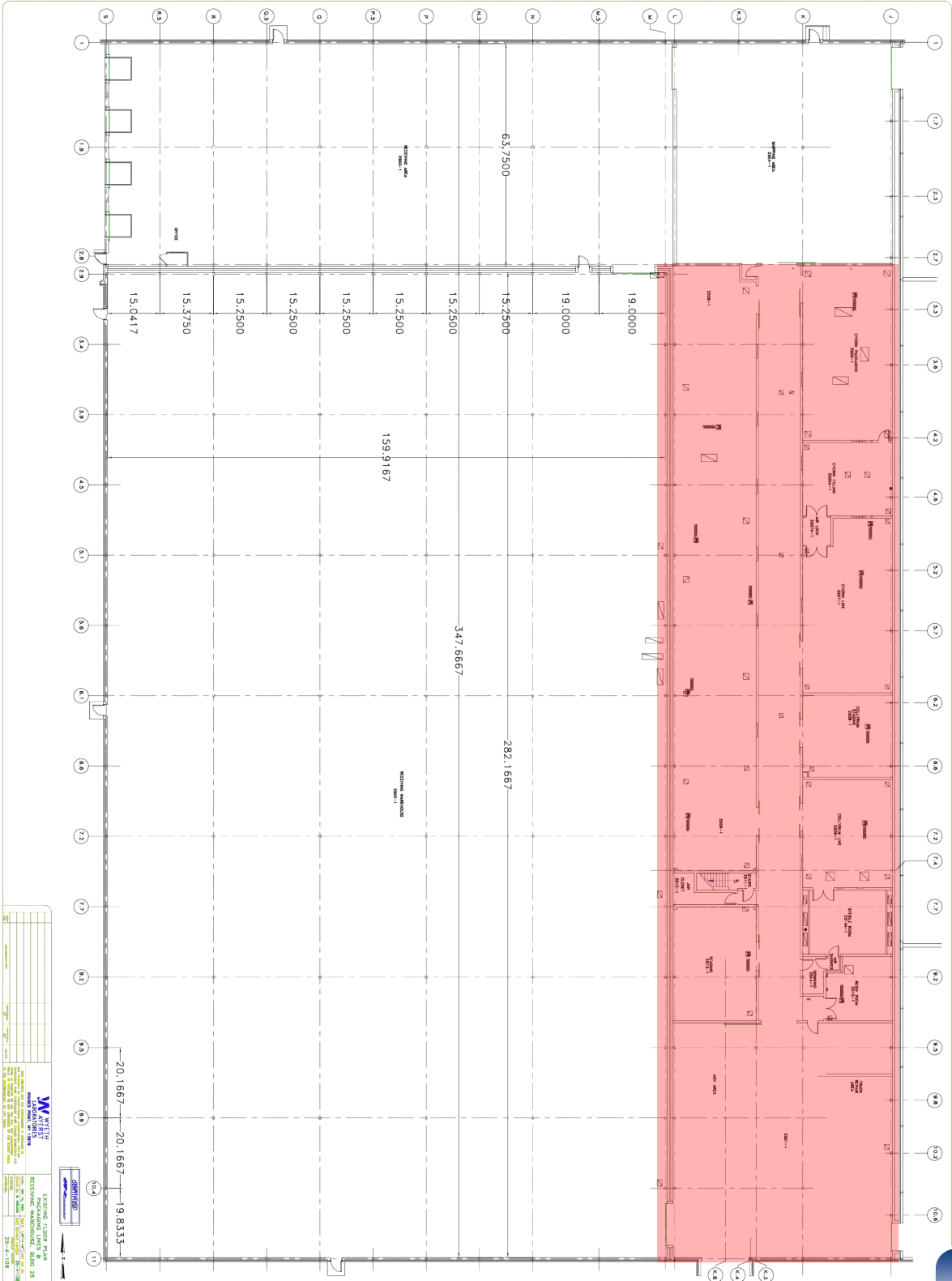
Site Advantages

- Up to 65,000 +/- SF
- Four dock doors
- Up to 30' ceiling heights
- Located on 78.93n +/- AC
- Lowest electric rates in North America.
- Less than 45 minutes to Port of Montreal, QC.
- Adjacent to active rail line.
- High volume municipal water and sewer capacities available.
- Strong financial incentives for new employers through state and regional economic development agencies.
- Minutes from I-87 and Vermont border.
- Direct route to NY & New England.
- Build-to-suit options available
- Land leases available



FLOOR PLAN 25

Not available



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