



**FOR LEASE:
PRISTINE
WAREHOUSE/OFFICE**

88 CONNECTICUT ROAD PLATTSBURGH, NY 12901

PLEASE CALL FOR PROPERTY 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

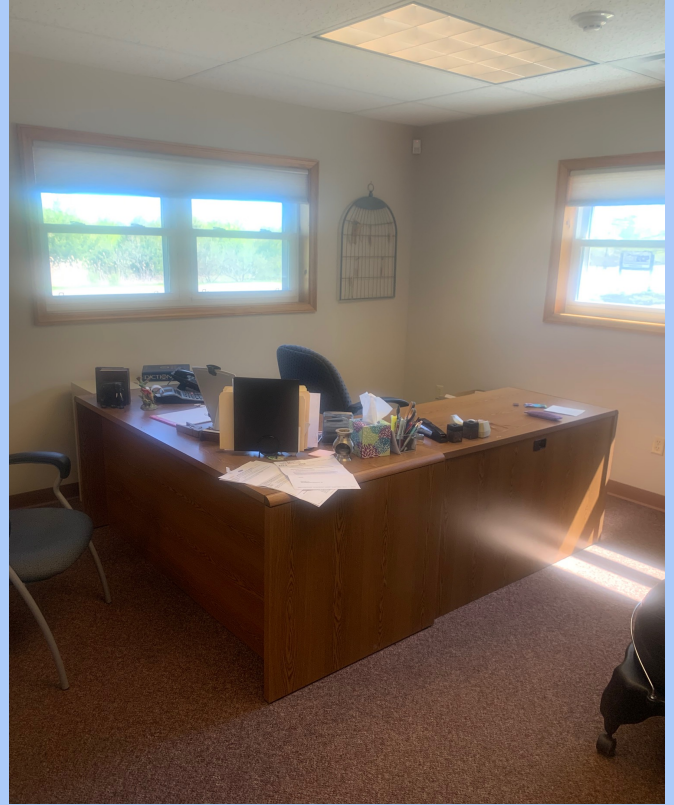
FOR LEASE COMMERCIAL WAREHOUSE



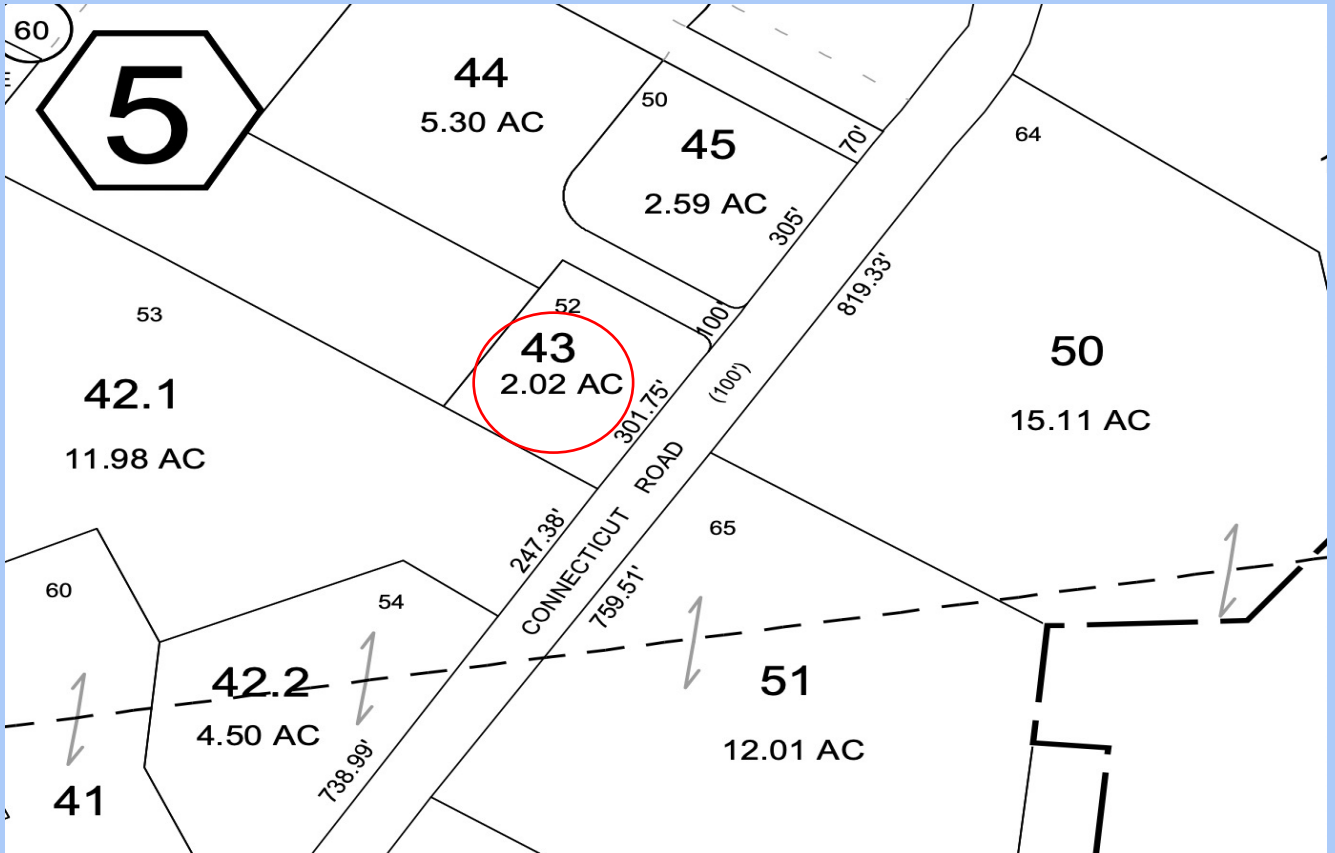
- 8,142 +/- SF total
- 6,000 +/- SF warehouse with 2,142 +/- SF of office space
- Located on 2.02 +/- AC
- Built in 2007
- 4 drive in doors (two are 14' high and two are 12' high)
- 1 dock door (12'X12')
- Natural gas Modine heaters
- 19'-22' +/- ceiling heights
- HVAC in office
- Very well insulated throughout with spray foam insulation
- Two 200 AMP panels
- Restroom in office and one in the warehouse area
- Ample parking
- Located in the Path of Progress! Close to Plattsburgh International Airport, Interstate-87, area manufacturers, and several new housing developments.



ADDITIONAL PHOTOS



AERIAL MAPS



PRESENTED BY:



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www.cdcrealestate.com

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