



Call on CDC Real Estate The North
Country's Number One Commercial Real
Estate Firm

*30 Bridge Rd. Suite 111 Rouses Point, NY 12979
www.cdcrealestate.com 800-545-8125*

FOR LEASE: INDUSTRIAL WAREHOUSE

Competitive Lease Rates



- Just off I-87 Exit 41 in Champlain, NY
- High traffic location
- Less than one mile from U.S.-Canadian Border
- Less than 5 miles from bridge to Vermont



Matthew T. Boire, Broker Matt@cdcrealestate.com
 Alexandra L. Barie, Assoc. Broker Alex@cdcrealestate.com
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Facility Details

Up to 100,000 SF available on 11.6 AC

23' ceiling height at the eaves

3 phase power- 480 V

Fully sprinklered (wet ESFR system)

Diesel generated back up pump for sprinkler system

Includes 1,000 SF of office space with restrooms

3,500 SF mezzanine for storage

17 dock doors

1 OH door (14'X14')

3 men's and 3 women's bathrooms in warehouse area

Municipal water and sewer

Natural gas heat (efficient Cambridge style heaters)

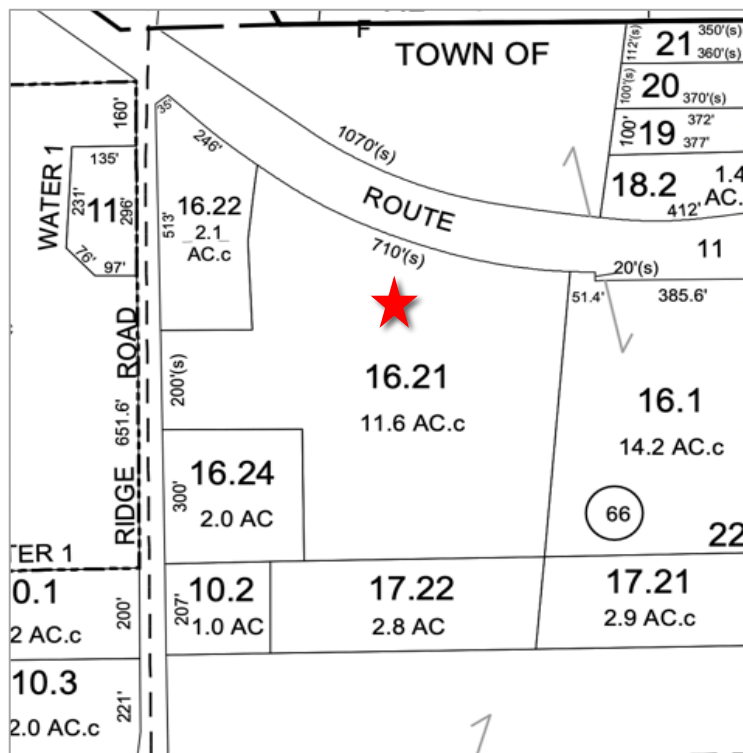
All new T5 lighting inside and LED outside

Fully alarmed with security system

Metal roof

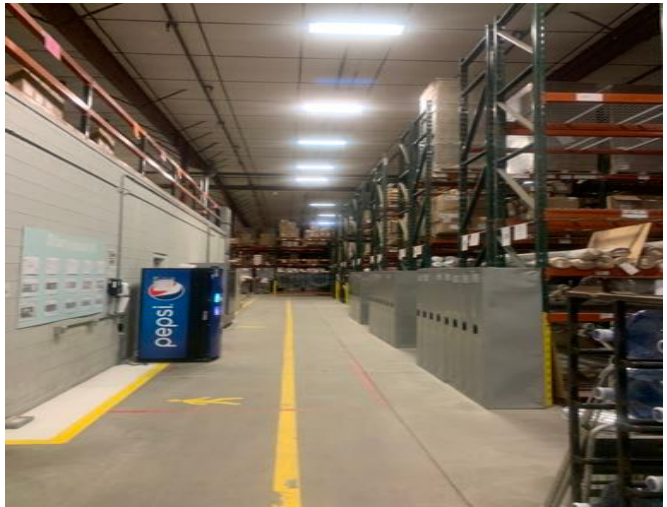
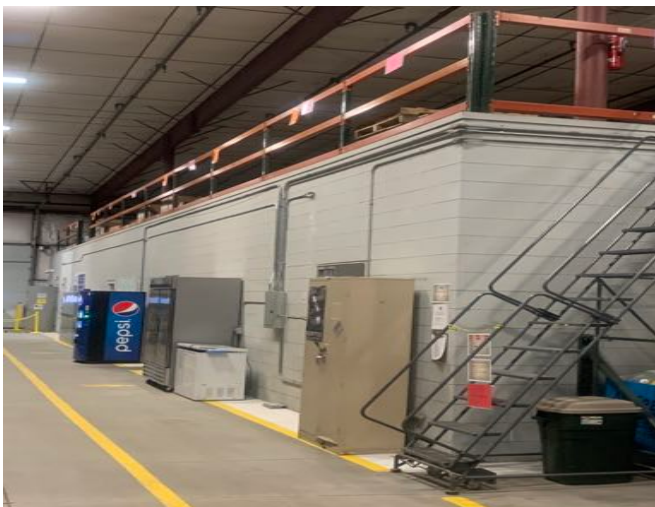
Wire guided forklift and racking system that can be available

Zoned IC1 (Industrial/Commercial)



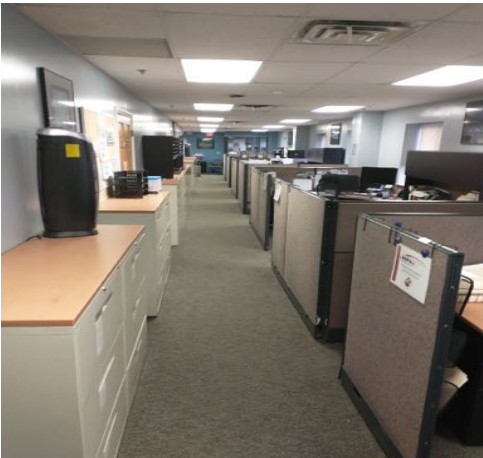


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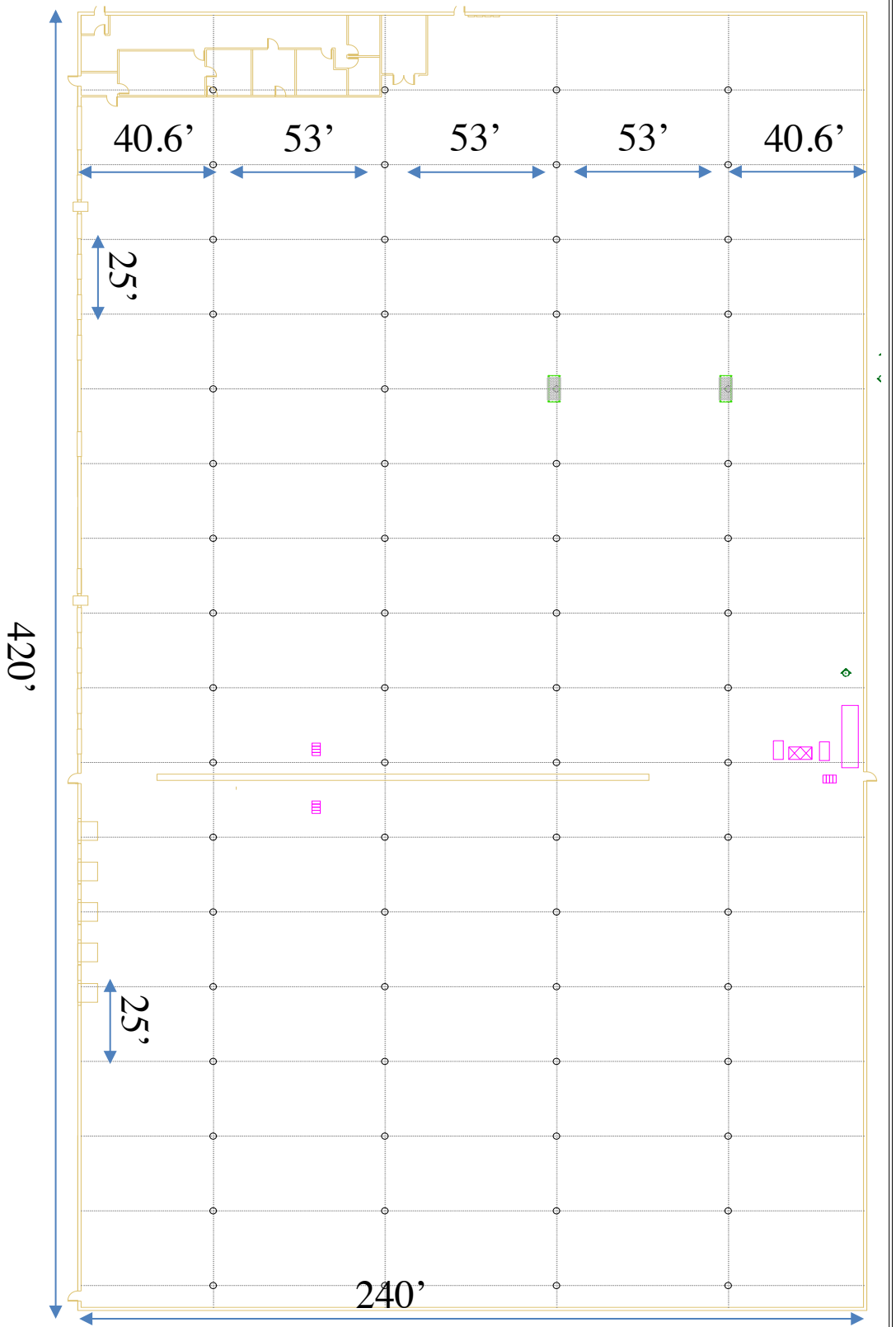
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Demographics

Location	Clinton County
Population	80,485
Median Household Income	\$56,365
Number of Households	31,301

Floor Plan



PROJECT INFORMATION	SHEET NO.	NO. SHEETS
200 ft. Sp. Road	1	1
JOYCE ST.		
CHANDLER, NE 1/4 30		
PROJECT LOCATION		
WILLIAMS COUNTY, NE		
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