

FOR LEASE - CLEAN WAREHOUSE SPACE

3143 Route 9, Valatie, New York 12184



OFFERING SUMMARY

Lease Price:	\$5.95/SF +UTILITIES
Available SF:	5,000
Zoning:	Industrial
Parcel:	10.5 Acres
Stories:	1
Parking:	80
Ceiling Height:	17'
Water:	Well
Heat:	GHA
Construction:	Steel
Roof:	Rubber
Year Built:	1998
Condition:	Very Good

Property Overview

- Attractive and clean warehouse space in the multi-tenant Empire Building one mile north of Valatie Traffic Circle
- 5,000 SF space is approximately 38' x 120' with a 4250 SF warehouse space and 750 SF office with 2 loading docks
- Possible signage opportunity on monument sign front Rt. 9H
- Ample parking onsite



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SITE PLAN

BY SCHERRIFF ELECTRIC, INC. AND REFLECT THE ESTIMATED LIGHT INTENSITY FOR THE LIGHTING ARRAY AS DESIGNED

NOTE:
LIGHTING TO BE DIRECTED DOWNWARD TO REDUCE GLARE

DRAINAGE AREA PERIMETER

Zone B-1
Zone B-2

screening

existing paved and fenced area

William W. Chiaro
L564 P106.3

ORCHARD

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NEW YORK STATE ROUTE 9

S. H. 5074

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EXISTING PROPAPE TANK

PROPOSED PROTECTIVE B

PROPOSED 150 WATT INC

POWER POLE

WATER VALVE

EXISTING CONIFER TREE

METAL ROOF & WOOD CONSTRUCTION

AWING TO EXTEND 4' FROM BUILDING- 7" IN W/ AWING TYPICAL

CONCRETE: 3

Ø 28 DAYS

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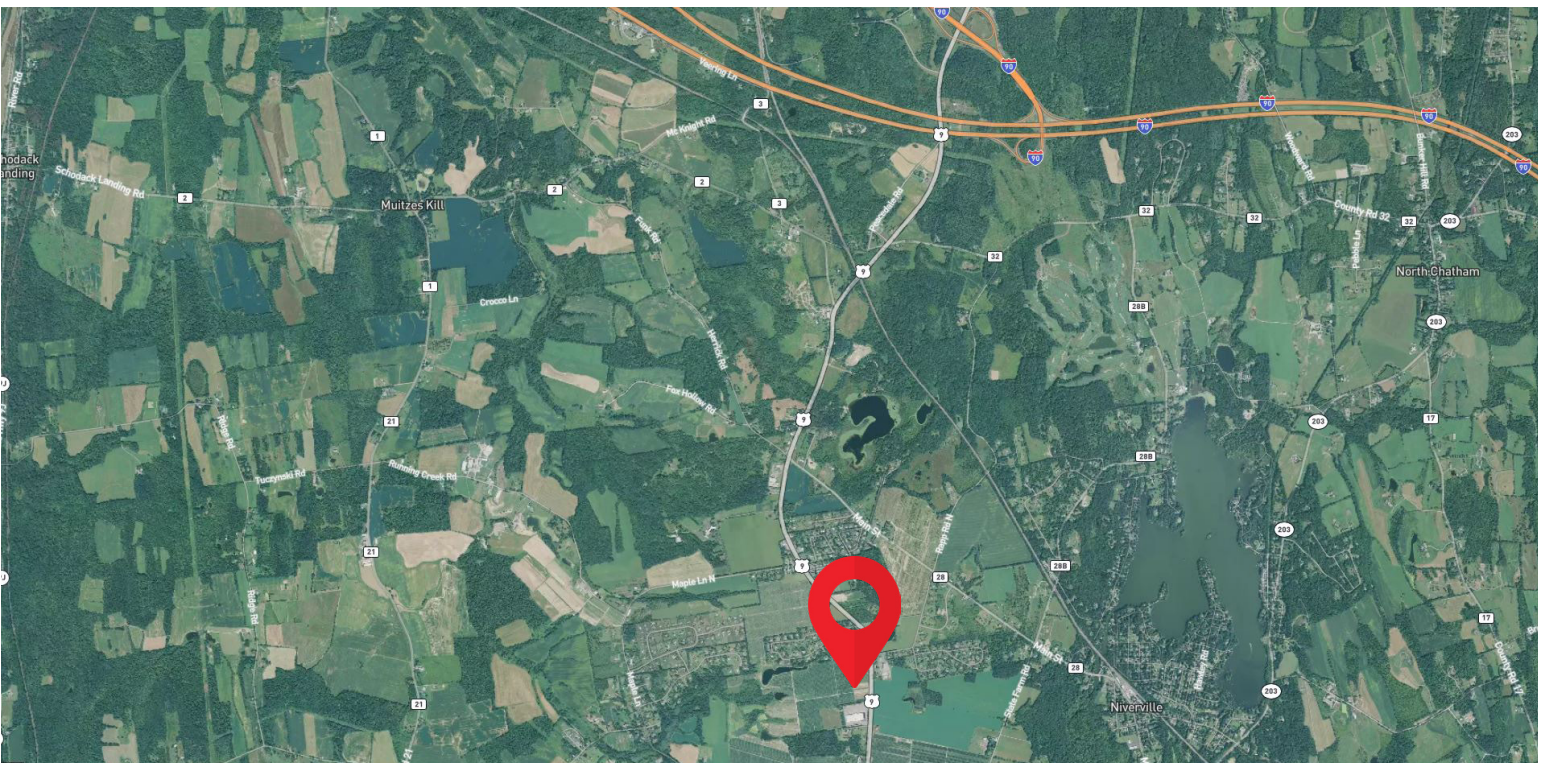
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