

LEASE

101 Canada Rd.

101 CANADA ROAD

Painted Post, NY 14870

PRESENTED BY:

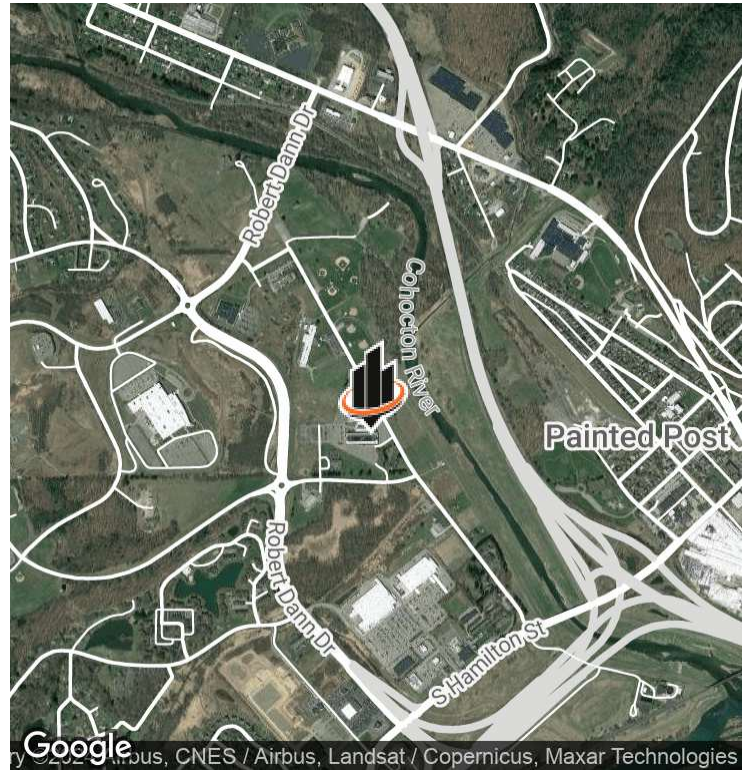
SCOTT WARREN, CCIM

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$8.00 SF/yr (NNN)
AVAILABLE SF:	100,800 SF
LOT SIZE:	16.15 Acres
BUILDING SIZE:	100,800 SF

PROPERTY DESCRIPTION

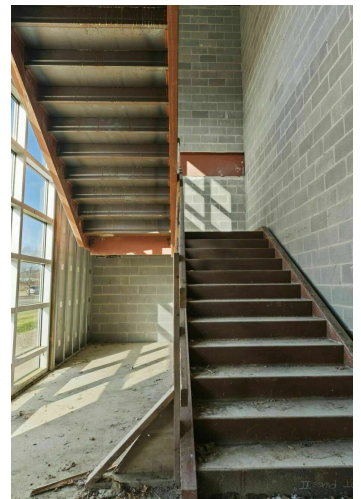
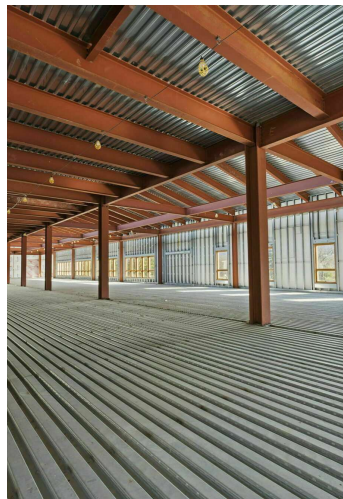
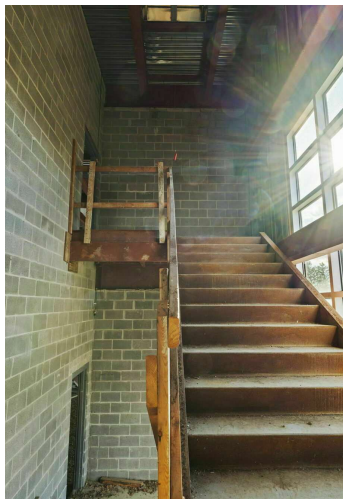
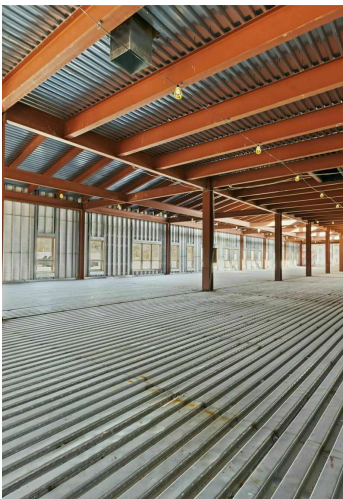
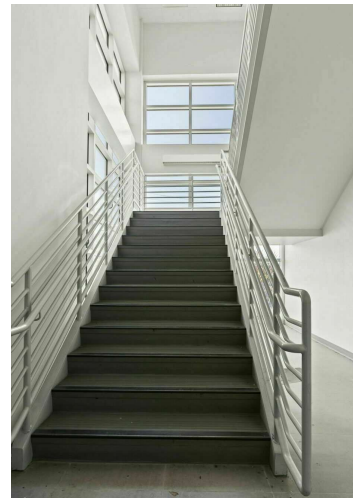
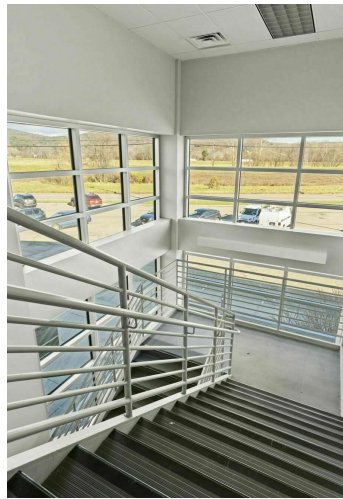
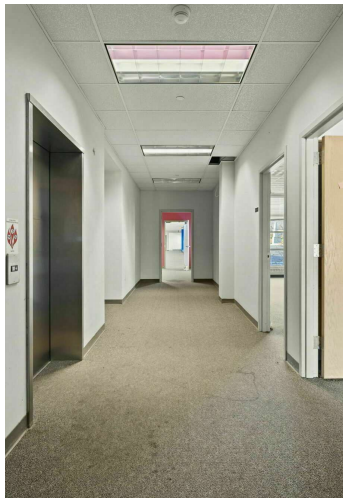
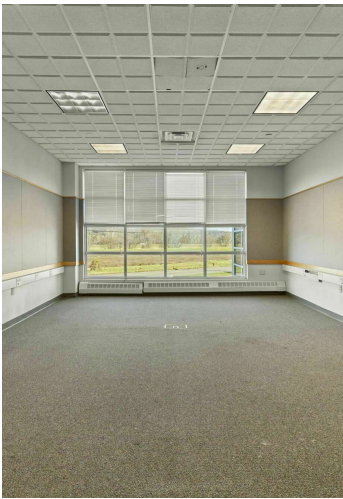
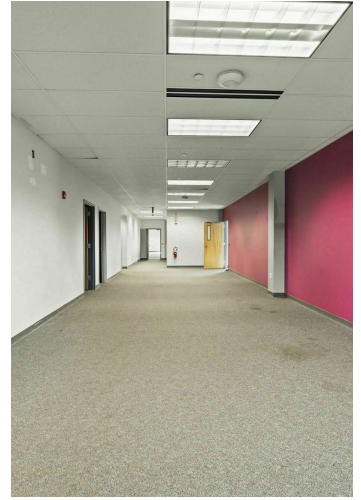
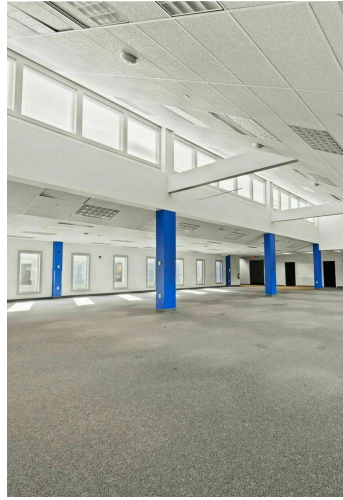
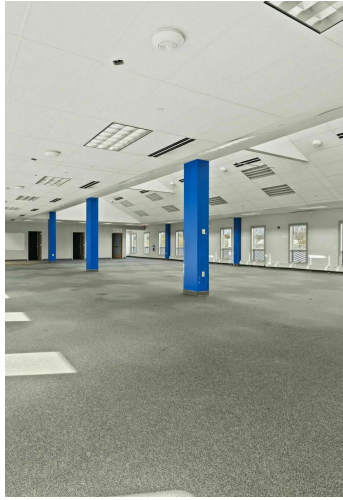
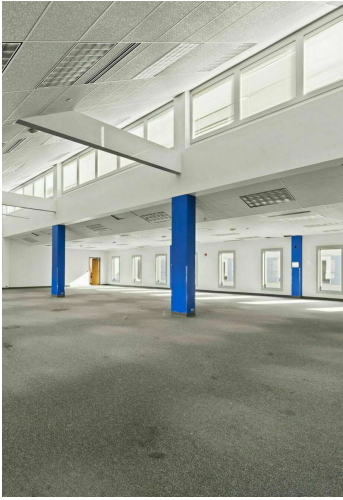
Discover a remarkable property for lease at 101 Canada Road in Painted Post, NY. This impressive facility, constructed in the year 2000, boasts a solid steel construction with steel 18" and 24" I beams, ensuring both strength and longevity. With 50,400 square feet of finished office space equipped with a wet sprinkler system and meltaway ceiling tiles, safety and functionality are at the forefront. An additional 50,400 square feet of unfinished space offers a versatile canvas, making it suitable for various purposes, be it offices, manufacturing, warehousing, or more. The reinforced steel I beams and walls fortify its structure, ensuring reliability. Positioned just half a mile from the I86 interchange, it enjoys a strategic location with easy accessibility, complemented by its close proximity to a Fortune 500 Company, opening doors to countless business opportunities. Further enhancing its appeal, 3 Phase Electric with an onsite transformer provide essential power capabilities, while 464 parking spaces cater to employee and visitor needs. This property at 101 Canada Road represents an exceptional leasing opportunity, offering quality construction, adaptability, a prime location, and essential amenities to support businesses in Painted Post, NY.

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ADDITIONAL PHOTOS

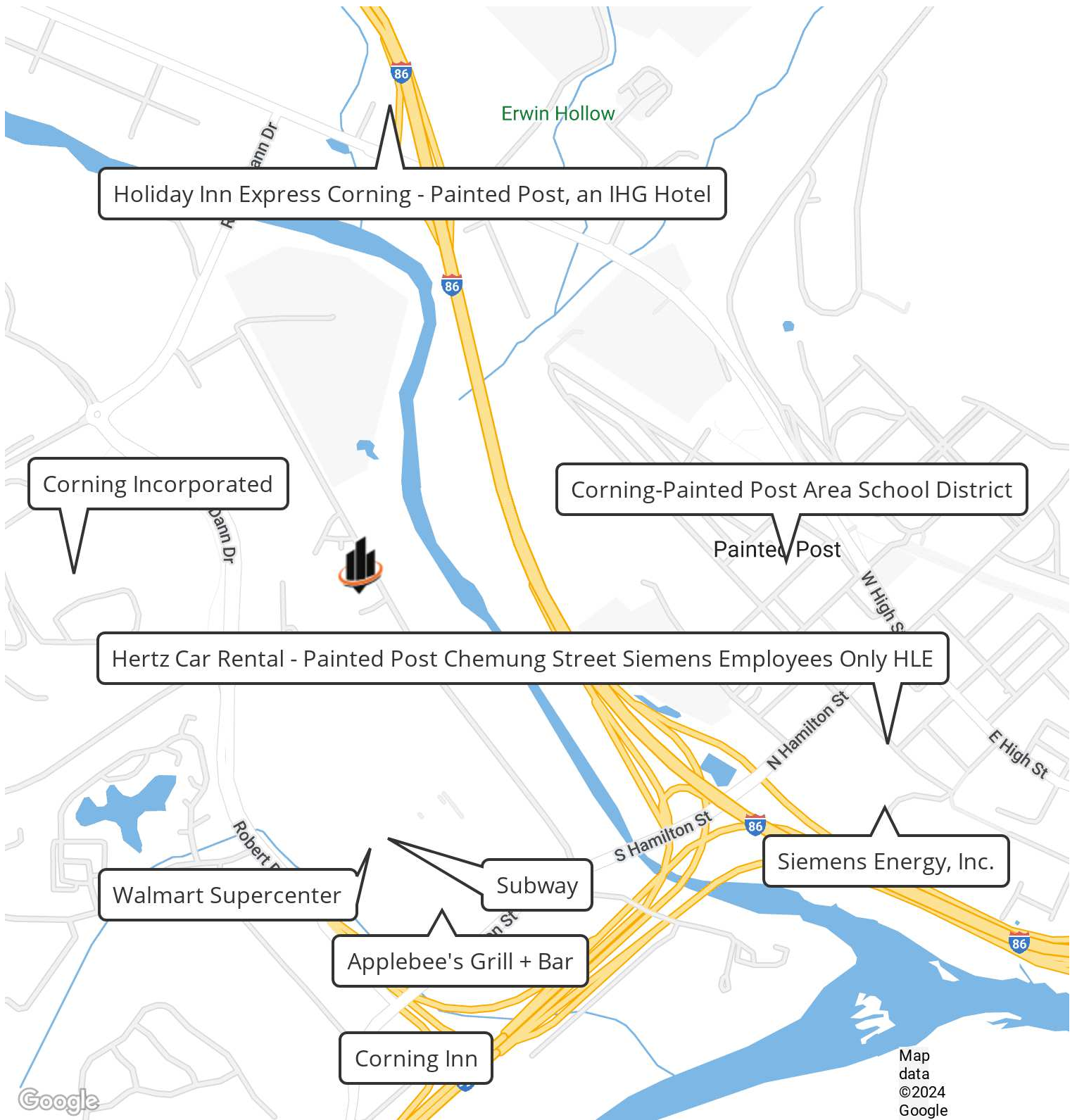


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LOCATION MAP

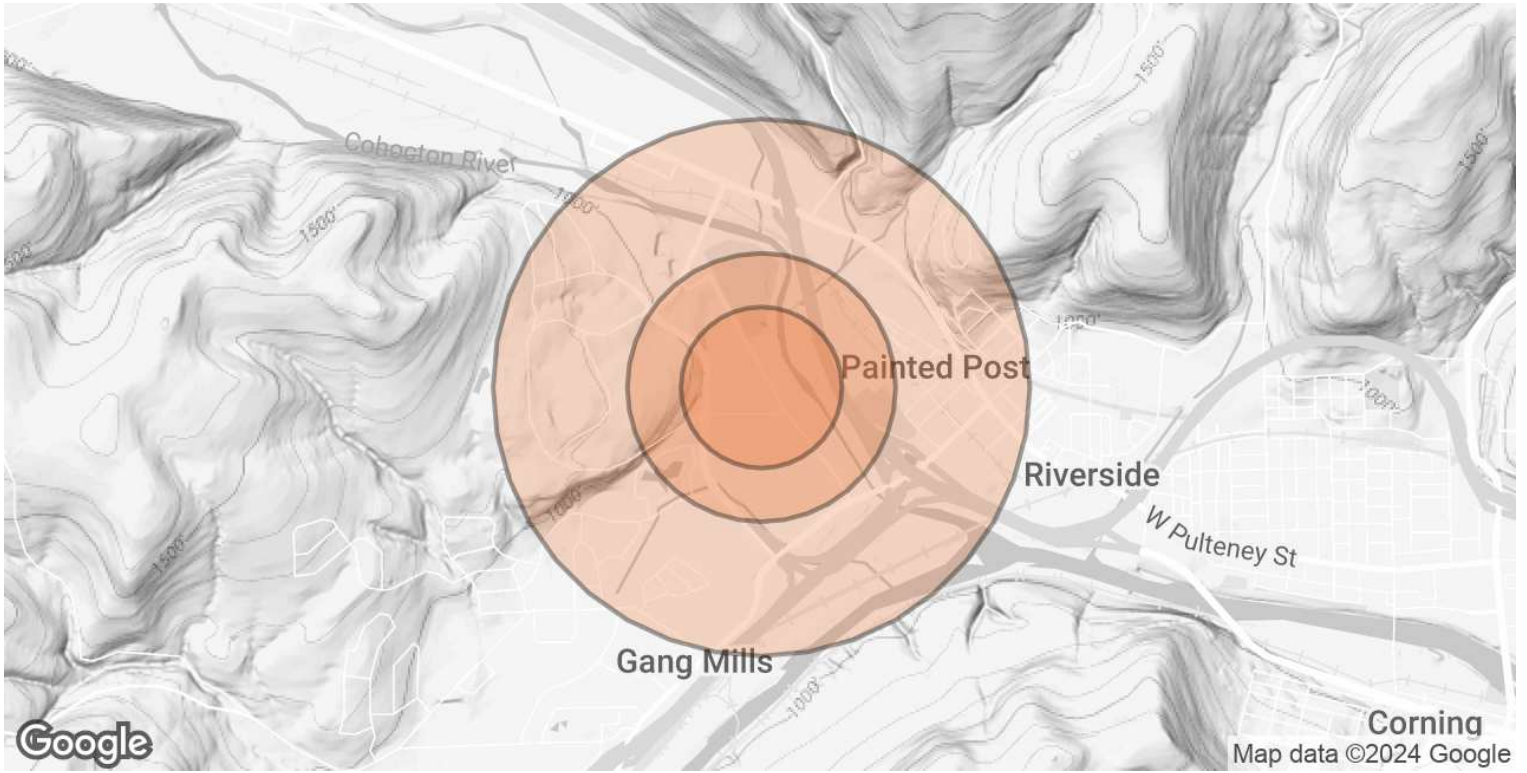


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DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	9	256	2,391
AVERAGE AGE	39	41	43
AVERAGE AGE (MALE)	39	40	41
AVERAGE AGE (FEMALE)	40	42	44
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	3	110	1,090
# OF PERSONS PER HH	3	2.3	2.2
AVERAGE HH INCOME	\$161,307	\$135,585	\$115,856
AVERAGE HOUSE VALUE	\$305,915	\$264,449	\$225,813

Demographics data derived from AlphaMap

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