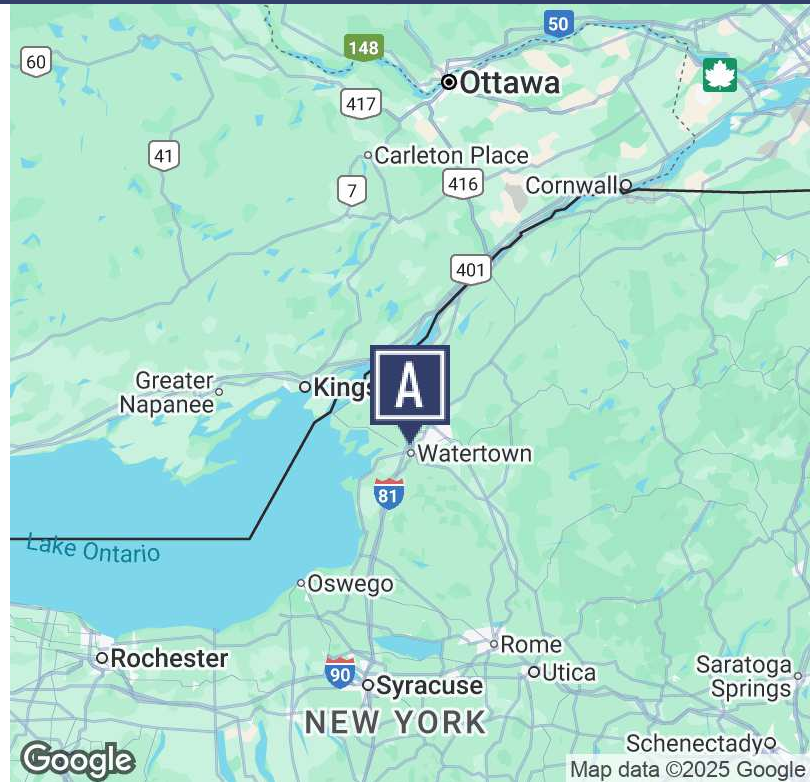


22672 MURROCK CIRCLE
Watertown, NY 13601

FOR SALE OR LEASE



SUMMARY

Sale Price:	\$725,000
Lease Rate:	\$7.25 SF/yr (NNN)
Building Size:	7,500 SF
Available SF:	7,500 SF
Lot Size:	2 Acres
Annual Taxes:	\$7,620.89

OVERVIEW

7,500 square foot flex building with great visibility on the west side of I-81 immediately north of Exit 47.

Formerly the location of a parts distributor, the current layout has a front customer counter area with a small office, kitchenette and bathroom. The fwd-middle portion of the building is currently configured with metal shelving. The rear-middle portion of the building is largely open workspace with workbench/counters. The rear of the building is warehouse with pallet racking and a large grade level door. There is also one man door adjacent to the overhead door along with another on the back wall.

Current layout allows for significant flexibility in accommodating a new tenant / use. The 2 acre site could potentially accommodate expansion of the building as well.

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Watertown, NY 13601

PHOTOS



HIGHLIGHTS

- 7,500 SF Flex Space
- Great Highway Visibility
- Adjacent to Interstate 81 at Exit 47
- Flexible and Easily Reconfigurable Layout
- Metal Shelving and Racking in Place
- 2 Acre Parcel

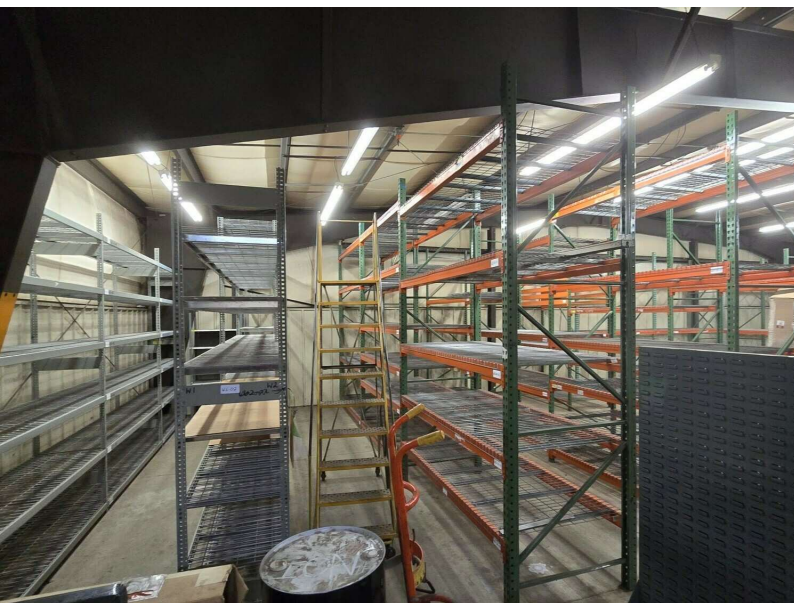


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ADDITIONAL PHOTOS



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AERIAL



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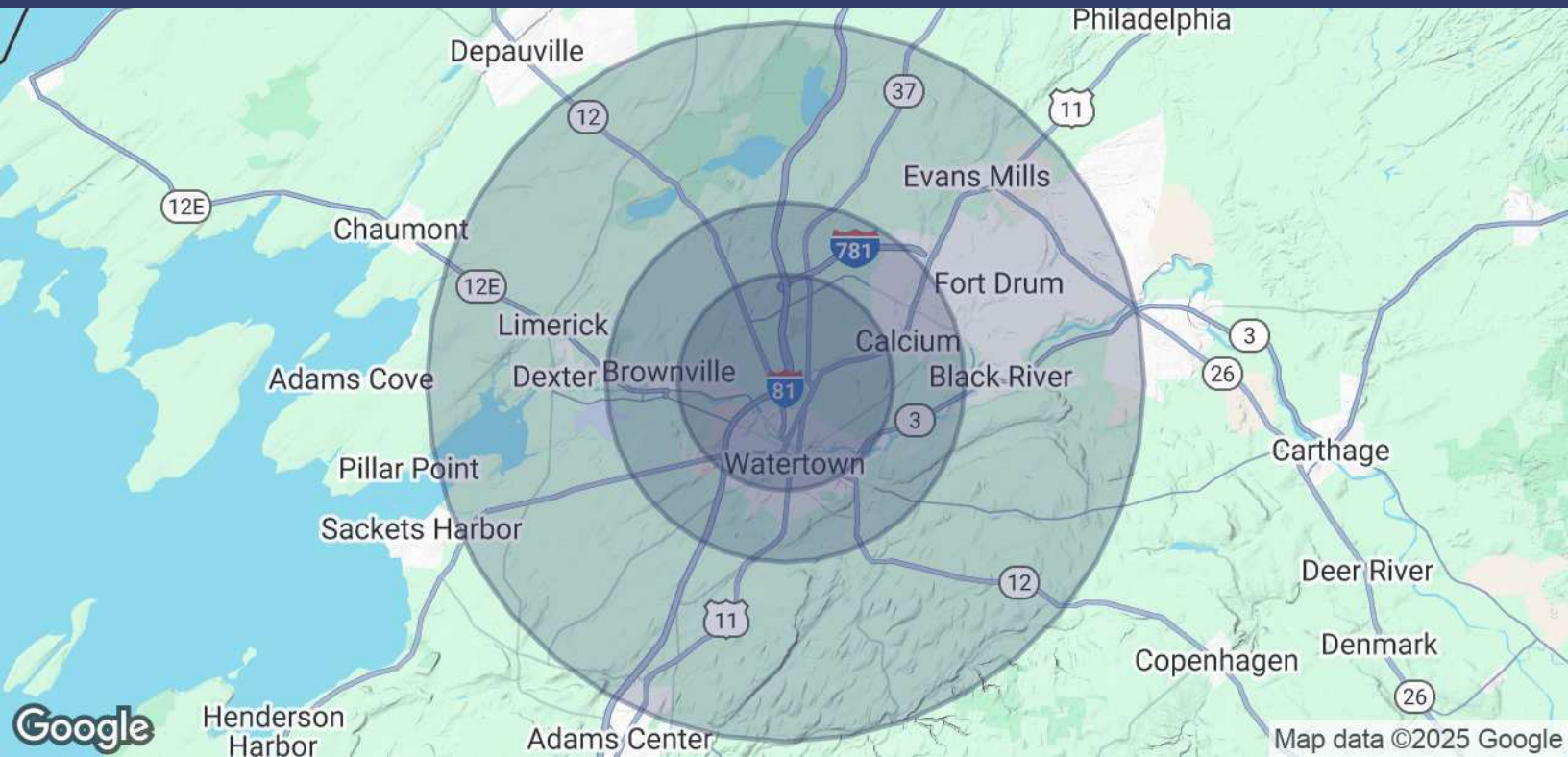
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DEMOGRAPHICS MAP & REPORT



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	24,012	41,946	71,100
Average Age	38	37	35
Average Age (Male)	37	35	34
Average Age (Female)	39	38	36

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	10,831	17,682	27,280
# of Persons per HH	2.2	2.4	2.6
Average HH Income	\$75,800	\$80,910	\$82,386
Average House Value	\$222,039	\$219,176	\$242,825

Demographics data derived from AlphaMap