

# FOR LEASE - WORKSHOPS @ GLENVILLE

46 Maple Avenue, Glenville, NY 12302

Starting at \$2,000/Month - Modified Gross + Utilities



## Offering Summary

**\*\*\* Modified Gross + Utilities\*\*\***

Lease Price: \$2,000 per Month  
Building SF: ~ 31,800 SF  
Minimum SF: ~ 1,500 SF  
Maximum SF: ~ 6,000 SF  
Parking: 50+ Vehicles  
Ceiling Height: 14 feet to deck  
Roof: Metal  
Water: Public  
Sewer: Public  
Heating: Natural Gas  
Cooling: Ductless unit

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## Property Overview

New Construction Flex Units for Contractors, Retail & Service Users

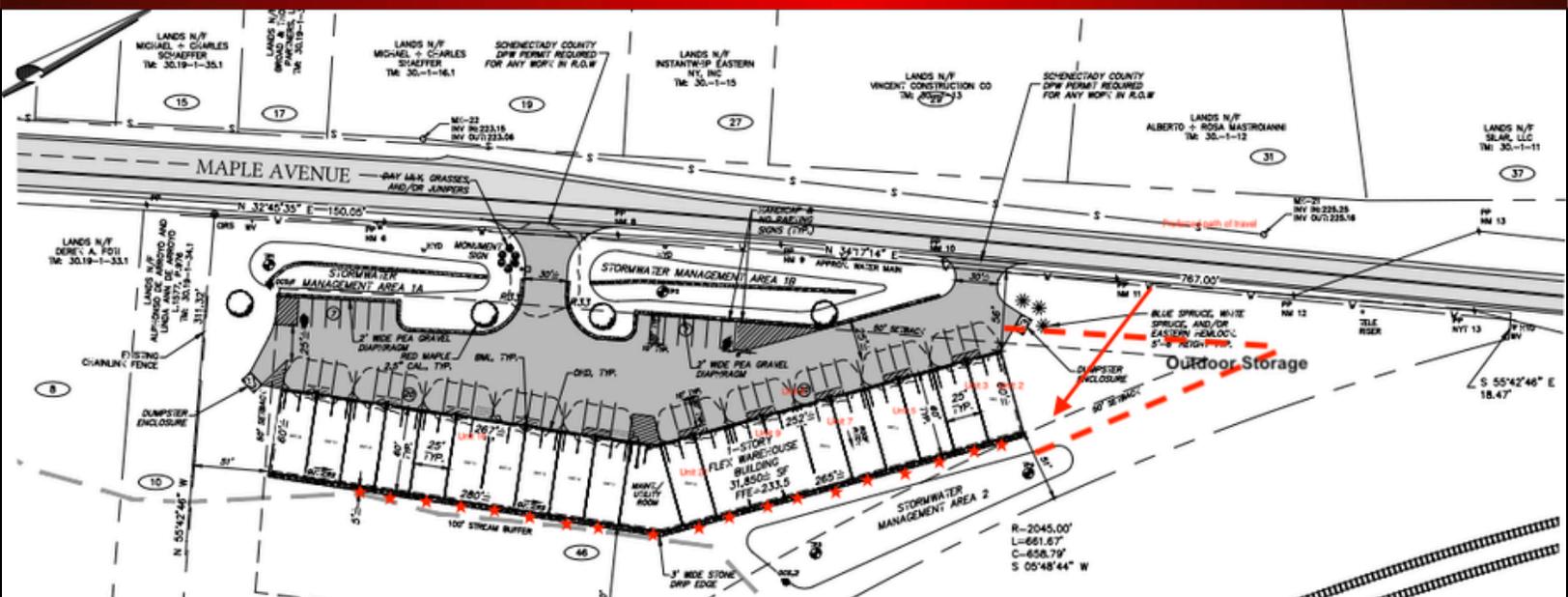
- Brand-new flex, service contractor spaces
- Sizes from 1,500–6,000 SF (units can be combined)
- Storefront entrances for high visibility
- Oversized 12'x10' drive-in doors
- 12' clear ceiling heights
- Ideal for contractors, service, retail, studio space, or light assembly & storage
- 100 Amp 3 phase power with private restrooms and on-demand separately metered hot water
- Fully sprinklered, dry system
- Secured, well-lit complex with 24/7 access
- High efficiency LED lights
- Optional outdoor storage for vehicles, trailers, or materials - additional cost



# Exterior

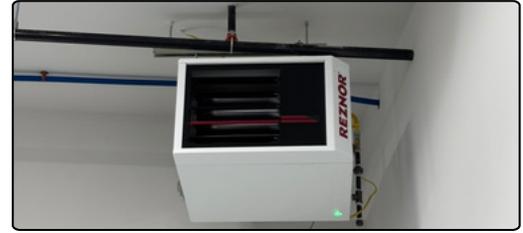


# Site Plan

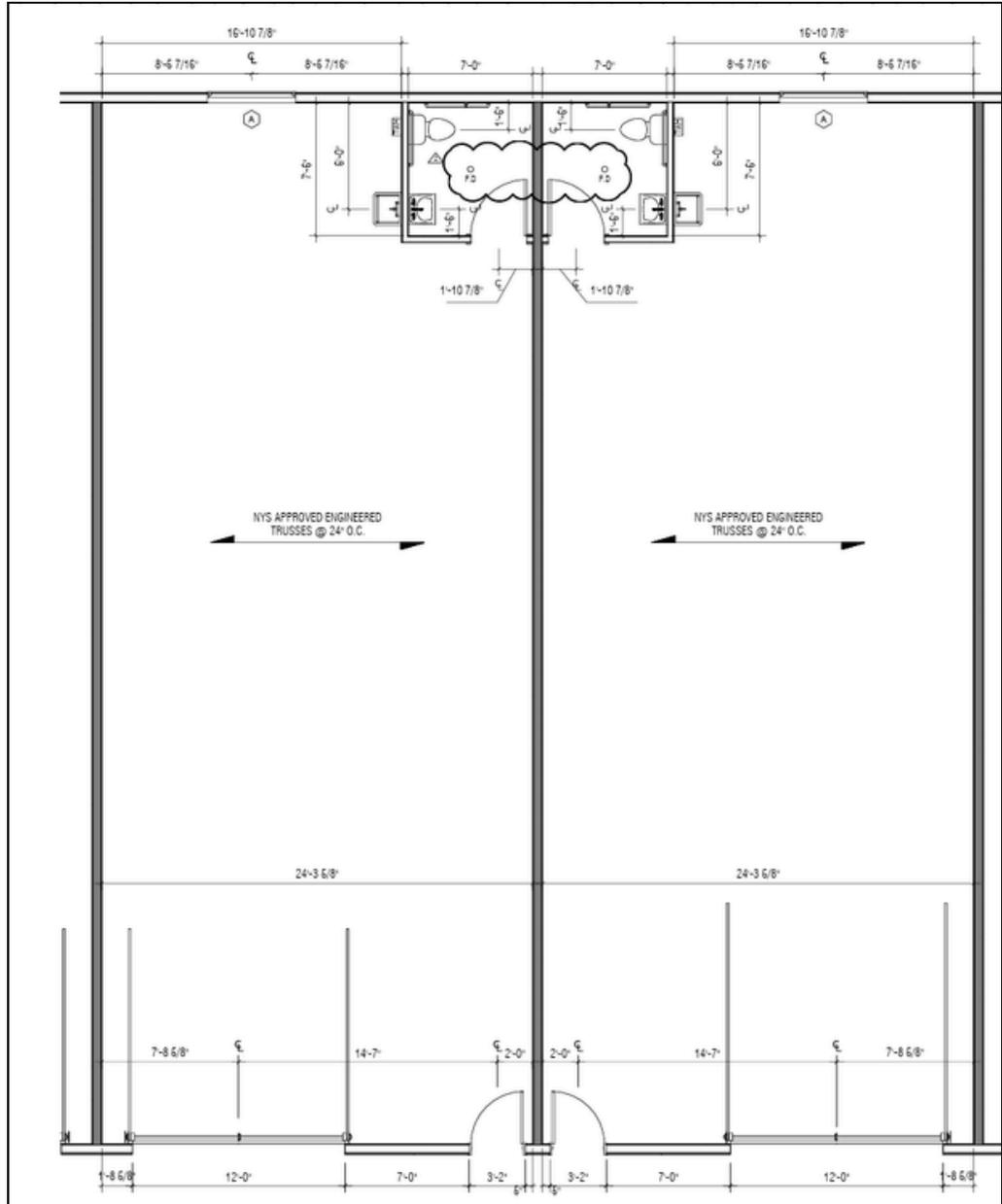


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# Mechanical Amenities



## Typical Unit Plan



**1** TYPICAL UNIT PLAN  
**A4** 1/4" = 1'-0"

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