



**SUPER CHEAP  
UTILITY RATES!**

**DISTRIBUTION • MANUFACTURING • OFFICE • WAREHOUSE**



**TOURS ARE WELCOME  
CALL US TODAY!**

**DOUG BUTDORF, On Site Manager**  
32 Power Dam Way, Suite 203  
Plattsburgh, NY 12901  
P: 518.536.3898  
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## **AVAILABLE FOR LEASE with SUPER CHEAP UTILITY RATES!**

Located in Plattsburgh on the Saranac River, 60 miles from Montreal Canada, close to Hwy I-87, and minutes away from Plattsburgh International Airport, this industrial complex offers the following:

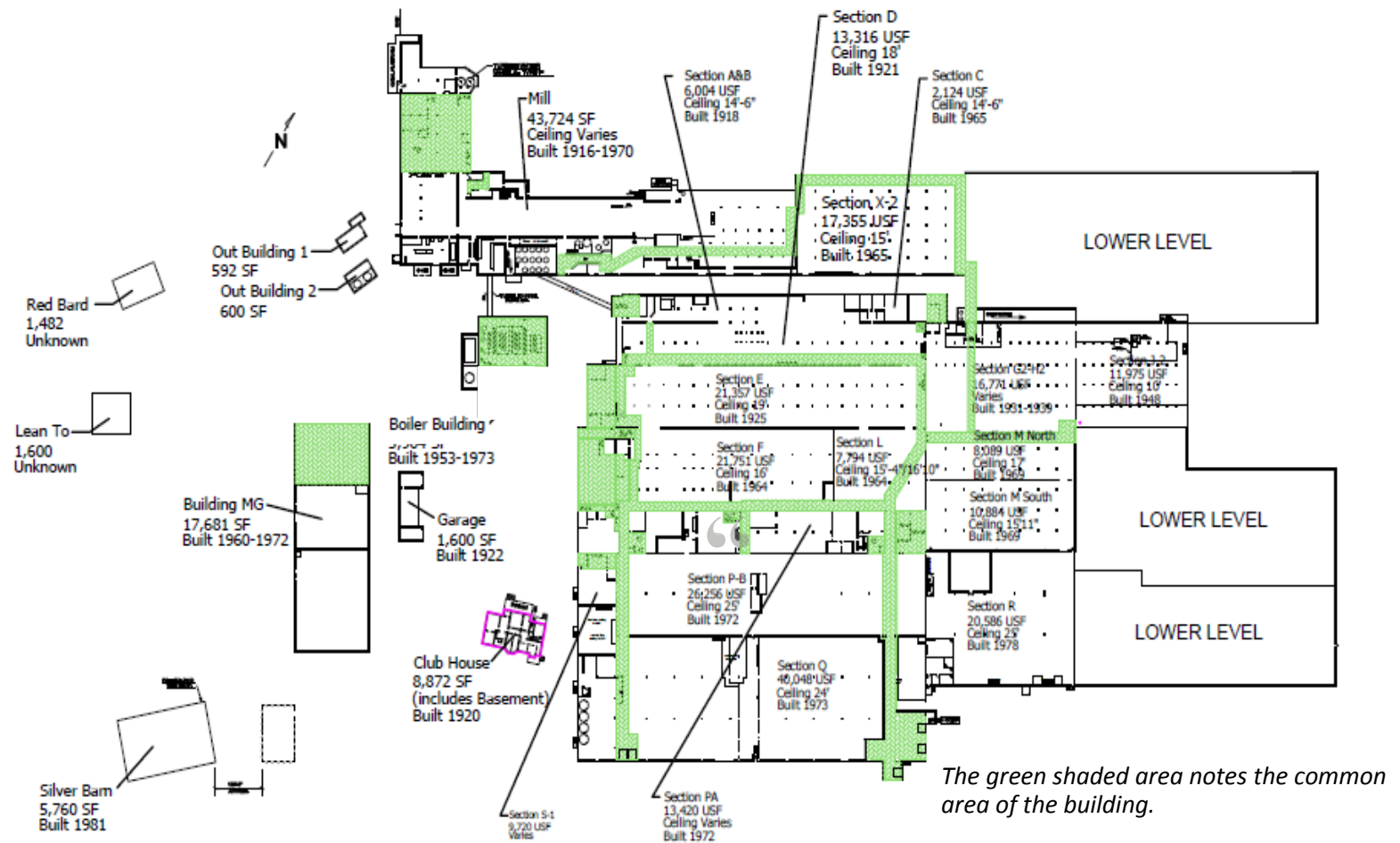
- Competitive Rates!
- FREE RENT to qualifying tenants!
- CHEAP electrical Rates! As low as 1.6 cents per kwh
- Space from 1,200 - 195,000 sq. ft.
- Wet sprinkler system
- Heavy Power - 3 Phase 480v high amperage available
- Heated and unheated spaces
- Outside storage and plenty of parking
- Rail spurs to property
- Short and long term leases available
- Dock doors
- Courtesy to brokers



Floorplan



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## SCHEDULE A TOUR TODAY!

**DOUG BUTDORF, On Site Manager**  
32 Power Dam Way, Suite 203  
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“The flexible space at Imperial Industrial Park is ideal for companies entering new markets. The staff works diligently to accommodate the changing needs of tenants as their businesses grow. I highly recommend anyone looking for space in the Northeast to consider this facility.”

**Susan Matton, CECD, PHR**  
VP for Economic Development  
North Country Chamber of Commerce