



FOR LEASE

39 MYERS WAY

Strategically located in Willsboro, NY, 39 Myers Way offers a cost-efficient industrial opportunity positioned for regional and cross-border distribution. With convenient access to I-87 and Canadian markets, the facility is ideal for logistics, staging, and industrial operations seeking functional space outside expensive metro hubs. This rare North Country opportunity provides strong connectivity, operational flexibility, and immediate leasing potential.



STRATEGIC INDUSTRIAL LOCATION WITH QUICK ACCESS TO I-87 (NORTHWAY)



IMMEDIATE OCCUPANCY AVAILABLE



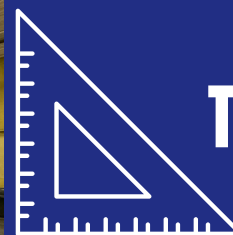
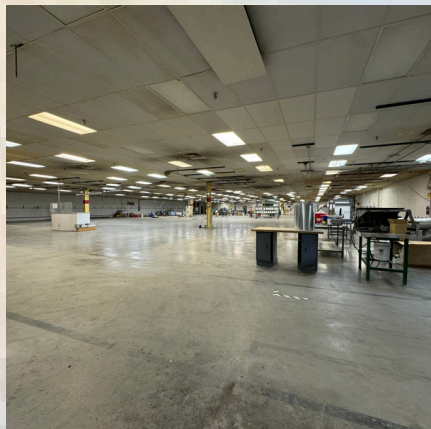
COST-EFFICIENT ALTERNATIVE TO METRO INDUSTRIAL SPACE



IDEAL FOR REGIONAL & CROSS-BORDER DISTRIBUTION TO CANADIAN MARKETS



LEASE TERMS NEGOTIABLE



2,500SF TO 125,000SF AVAILABLE

CALL NOW

NEIL FESETTE
PRINCIPAL BROKER

518-726-0149
NEIL@FESETTEREALTY.COM