

An aerial photograph of an industrial complex. In the center is a large, dark-roofed warehouse with several skylights. To its left is a smaller, white-roofed building. A parking lot with several cars is situated between the two buildings. The area is surrounded by green trees and a road runs along the bottom and right sides of the complex.

FOR LEASE: STATE-OF-THE-ART INDUSTRIAL WAREHOUSE

141 Idaho Avenue Plattsburgh, NY 12903

CALL FOR DETAILS

PRESENTED BY:
CDC REAL ESTATE INC.
30 BRIDGE ROAD SUITE 111 ROUSES POINT, NY 12979
800-545-8125 WWW.CDCREALESTATE.COM
LICENSED NYS BROKER

Executive Summary

141 Idaho Ave. Plattsburgh, NY 12901

Located in the Town of Plattsburgh, this site was originally part of the former Air-Force base. It was built for industrial-warehouse use and is currently fit-up as a top notch pharmaceutical grade facility.

As such, the facility is currently outfitted with state-of-the-art pharmaceutical grade systems that could be utilized by a future tenant. Or transitioned back into a large open industrial warehouse type facility for traditional warehousing and/or manufacturing. (2 bays of 25,000 +/- SF possible or a total of 50,000 +/- SF)

This site is located in the path-of-progress, close to the Plattsburgh International Airport, Interstate-87, several new and growing manufacturers and businesses, as well as several new housing developments.

This site would make a great new location for any business looking to make Plattsburgh their new home.

Feel free to call or write CDC Real Estate with any questions you may have.

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Building Details

- 50,000 +/- SF total
- Can be split into two 25,000 SF sections
- Built in 2000
- Total of 4 dock doors (2 on the north side and 2 more on the south side)
- Large ground level access doors on both the north and south side
- Offices and restrooms at the front of the facility with large conference rooms
- North Side has a partially racked warehouse area, stability chambers, and a vault/cage,.
- South side currently has 5 clean rooms with associated packaging areas. (With growth for one additional clean room.)
- Partial back-up generator
- Natural gas
- 3 phase power – 480 Volts
- Security system in place
- Rubber membrane roof
- Fully sprinklered
- 14'-20' ceiling heights (can be all 20' clear)
- Zoned: A2



Pharmaceutical-Grade Features

Controlled Substance Vault:

The day cage can hold schedule 3 – 5 class drugs. The vault can hold schedule 2 class drugs and up to 86 pallets.

Stability Chambers:

There are multiple walk-in stability chambers ranging from 25 °C/40 % RH (Relative Humidity) to 40°C/25 % RH. These accelerated and real time conditions are used to support the in house stability program.

Controlled Area:

The controlled environment has its own dedicated entrance, dispensing and compounding area. These areas are classified as ISO 8. The controlled environment is environmentally monitored and has access is restricted. There are five machine rooms; 1 for future growth, 2 with Blow-Fill-Seal (BFS) machines, 1 with a Conventional Bag filling machine and 1 with a Syringe Line Machine. These rooms are classified as ISO 7 or 8, as appropriate.

Labs

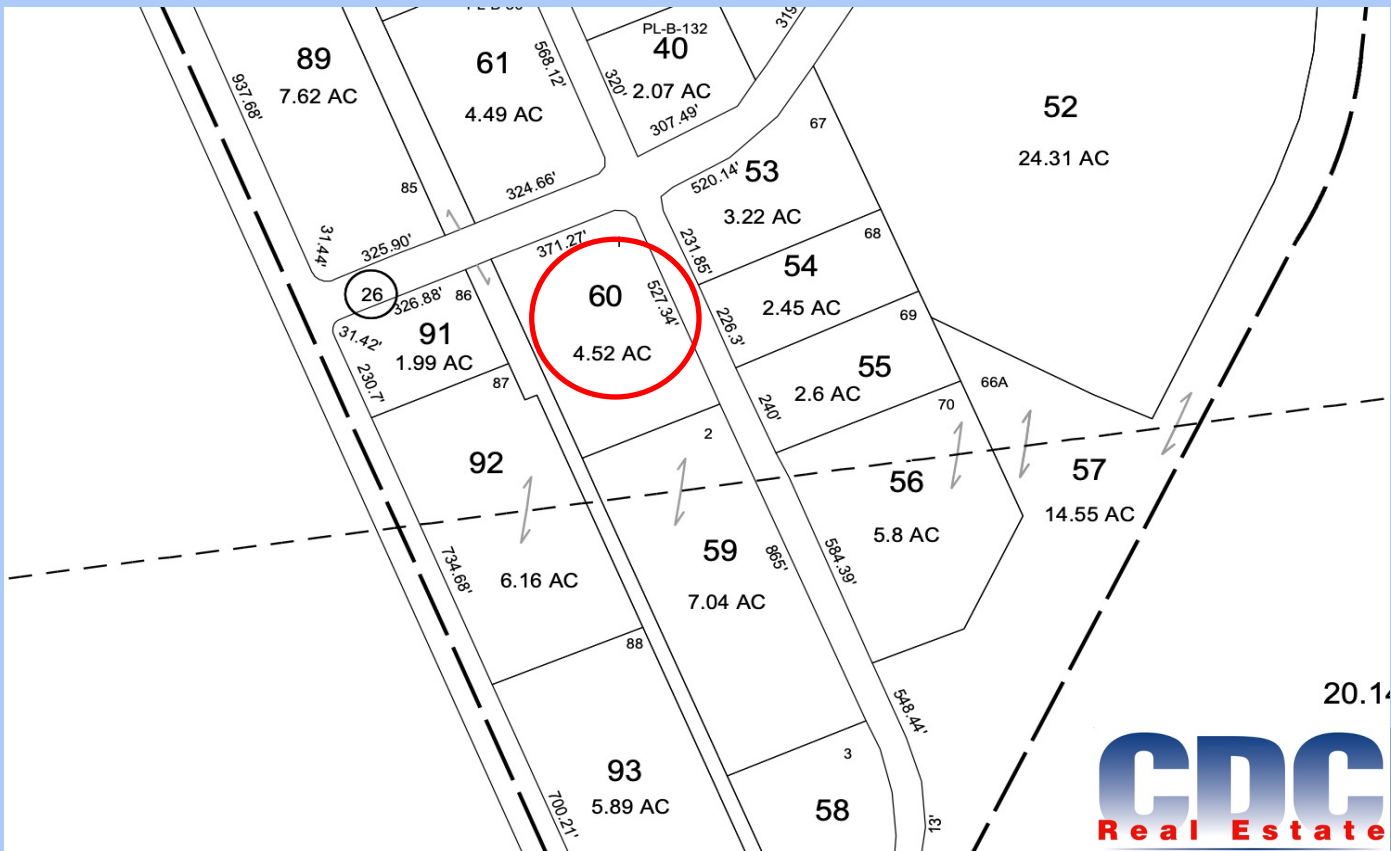
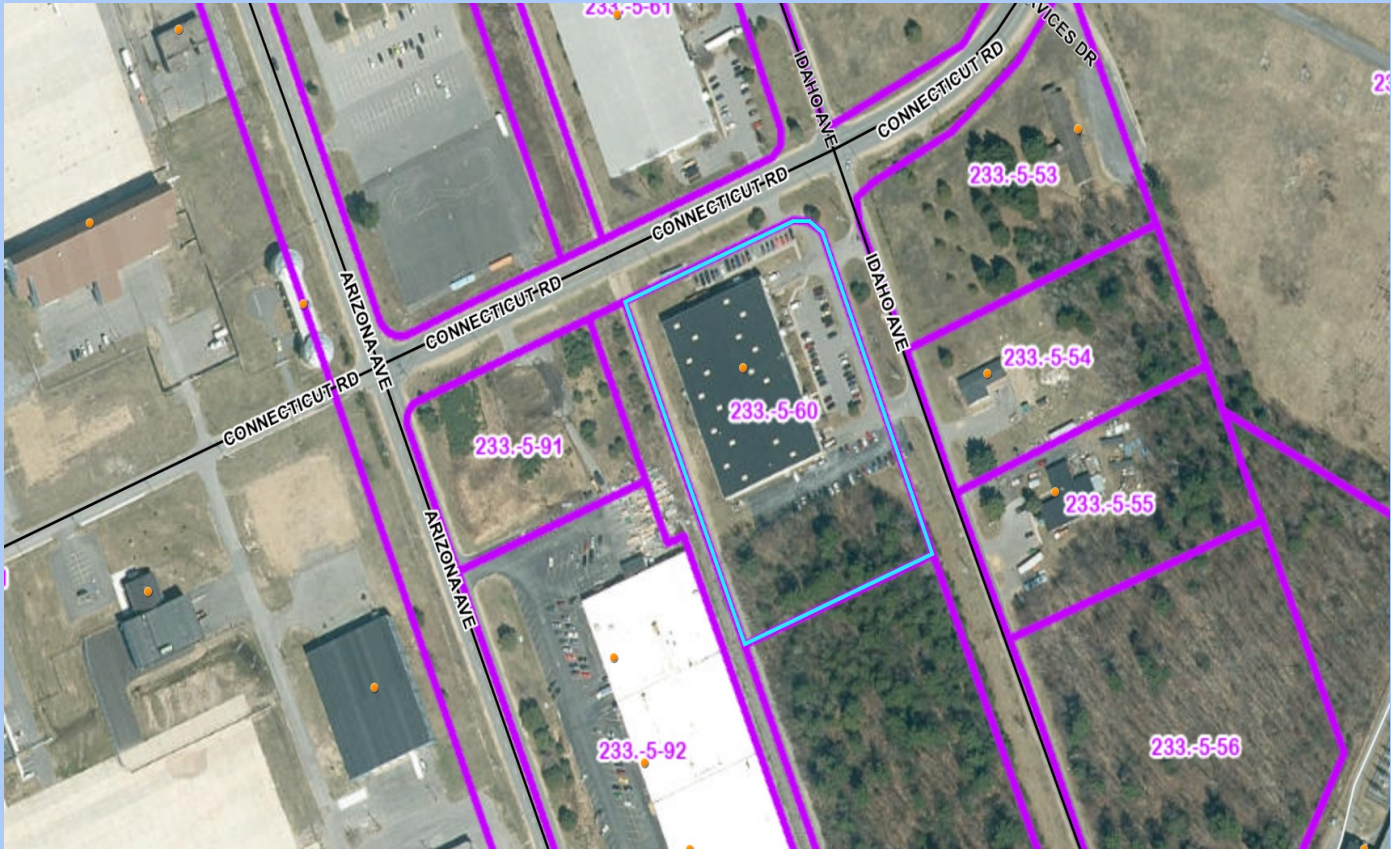
There are two microbiology and one chemistry lab. One microbiology lab is dedicated for the use of microorganism. The lab performs its own environmental monitoring for the controlled area, water testing, and batch specific testing. There is future grow potential for a larger chemistry lab.



FLOOR PLAN



AERIAL MAPS



ADDITIONAL AERIAL AND PHOTOS



ZONING

USE NAME		TOWN DISTRICTS																TOWN CENTER DISTRICTS (Refer to Town Center Zoning)						
		R-1	R-2	R-3	R-4	R-5 (MH)	MDR	NC	I	AD Riverfront	L/LC/ OS	AD Tech / Business	AD-MU	A1	A2	C	SC	IP	T5	T4	T3C	T3R	SD	
Residential	Assisted Living Facility		○			○							●				●			●	●			
	Condominium		○				●	●					●				●			●	●	●		
	Dwelling Above Commercial Use¹												●				●			●	●	●		
	Dwelling, Multi-Family		○			●	●	●	○				●				●			●	●	●		
	Dwelling, Single Family	●	●	●	●	●		●					●						●		●	●		
	Dwelling, Two Family		●	●	●	●		●												●	●	●		
	Home Occupation																		●	●	●	●	●	
Townhouse		●			●		●					●				●				●	●	●		
Commercial	Accessory Use	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
	Adult Day Care Center		○			○							○				○			○	○	○	○	
	Adult Use								○															
	Agricultural Structure	○	○	○	○	○	○	○	○	○	○	○	○			○	○	○				○		
	Agricultural Use	●	●	●	●	●		●		●	●	●	●			●	●	●				○		
	Airport													○										
	Airport Allied Uses													○	○			○						
	Animal Hospital		○			○			○								○	○		○	○		○	
	Automobile Body Work																	○		○			○	
	Automobile Fuel Station							○	○					○	○	○	○	○	○	○	○			
	Automobile Rental Facility																		○	○			○	
	Automobile Repair and Service								○								○	○		○	○		○	
	Automobile Sales								○								○	○		○	○		○	
	Automobile Detailing/Carwash													○	○	○	○	○		○	○		○	
	Bed & Breakfast		○			○											○					○		
	Brewery / Winery / Distillery												○				○	○		○	○		○	
	Bulk Storage									○									○	○	○		○	
	Business/Professional Office								○			○	○	○	○	○	○	○	○	○	○		○	
	Bus Terminal																		○	○	○		○	
	Cemetery	○	○	○	○	○		○									○	○		○	○	○	○	
	Child Day Care Center		○			○								○			○	○		○	○	○	○	
	Child Day Care Center, In-Home	●	●	●	●	●														●	●	●	●	●
	Clinic								○				○				○	○	○	○	○	○	○	
	Community Center		○			○		○					○						○	○	○	○	○	
	Concrete/Asphalt Manufacturing and Mixing Plant								○										○					
	Conference Center												○				○		○	○			○	
	Contractors Storage Yard								○					○	○		○	○	○	○			○	
Crematory								○														○		
Drive-Through Restaurant								○							○	○	○			○				
Drive-Through Use								○							○	○	○			○				
Educational Institution	○	○			○	○	○		○		○	○	○	○	○	○	○	○	○	○	○	○		
Equipment Sales								○								○	○					○		
Farm Animal Transfer Station		○			○											○	○					○		

● = Permitted

○ = Subject to Site Plan Review

○ = Subject to Special Permit Review

1 = Permitted only on second story or above

2 = Permitted in association with public/private educational facilities

3 = Less than 10,000 sq.ft.


UPDATED JUNE 17, 2021

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USE NAME	TOWN DISTRICTS																	TOWN CENTER DISTRICTS (Refer to Town Center Zoning)					
	R-1	R-2	R-3	R-4	R-5 (MH)	MDR	NC	I	AD Riverfront	L/LC/ OS	AD Tech / Business	AD-MU	A1	A2	C	SC	IP	T5	T4	T3C	T3R	SD	
Farm Worker Housing		⊗	⊗	⊗	⊗					⊗												⊗	
Farm Stand																					●	●	
Ferry				○																			
Financial Institution							⊗	⊗				⊗		⊗	⊗	⊗		⊗	⊗	⊗			
Fuel Storage Facility								○					○	○			○				○		
Funeral Home		○														⊗					○		
Game Preserve		○									●									⊗			
Golf Course		⊗	○	○	○		⊗									⊗	⊗						
Greenhouse, Commercial																							
Health and Fitness Center												⊗				⊗	⊗		⊗	⊗			⊗
Hospital							⊗	⊗				⊗			⊗	⊗	⊗	⊗	⊗	⊗			
Hotel												⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗			
Industrial Plant								○									○						○
Industrial / Machine Shop								⊗					⊗			○	⊗						○
Kennel																⊗							⊗
Laundromat								⊗					⊗	⊗	⊗	⊗	⊗	⊗	⊗	○		⊗	⊗
Manufactured Home					●																		
Manufactured Home Park					○																		
Manufactured Home Sales								⊗								⊗							
Manufacturing								⊗			⊗		⊗	⊗	⊗	○	⊗						○
Marina																⊗							
Mining		○			○										○								
Museum		○															⊗	⊗	⊗	⊗			⊗
Neighborhood Convenience Store (No Fuel)							⊗								⊗	⊗	⊗	⊗	⊗	⊗	⊗		⊗
Night Club																⊗	⊗	⊗	⊗	⊗			
Parking Garage								⊗			⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗			⊗
Performing Arts Center												⊗				⊗	⊗	⊗	⊗	○			○
Place of Worship	○	○	○	○	○	○	⊗					⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	○	○		○
Public Building / Use	⊗	⊗	⊗	⊗	⊗						⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗
Public Utility	○	○	○	○	○		○	○	○	○	○	○	○	○	○	○	⊗	⊗	○	○	○	○	⊗
Rail Facility									○				○		⊗								
Recreation Trails	●	●	●	●	●			●	●	●	●		●		●	●	●	●	●	●	●	●	●
Recreation Facility, Commercial										○						⊗	⊗		⊗	⊗			⊗
Recreation Facility, Public	○	⊗	○	○	○		⊗		⊗			⊗				⊗	⊗	⊗	⊗	⊗			⊗
Research and Development Facility								○			⊗		⊗	⊗	⊗	○	○		○				⊗
Restaurant							⊗	⊗					⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗		⊗
Retail Sales								⊗					⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗			⊗
Riding Academy		○																				⊗	⊗
School - Public, Parochial or Private	○	⊗	○	○	○							⊗							⊗	⊗	○	○	●
Self Service Storage Facility								⊗					⊗			⊗	⊗	⊗					⊗
Solar, Building-Integrated Solar Energy System																		●	●	●	●	●	●
Solar, Roof-Mounted Solar Energy System																							●

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Solar, Ground-Mounted Solar Energy System																		●	●	●	●	●
Solar, Large Scale Solar Energy System		○			○										○					○	○	○
Storage Yard								●								●						●
Technology Manufacturing								●			●		●				●					●
Warehouse/Distribution Facility								●			●		●		●	●	●					●
Wholesale Business													●			●	●					●
Wind Energy Facility, Small													●				●					●
Wind Energy Facility, Small Roof-Mounted																				●	●	●
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