



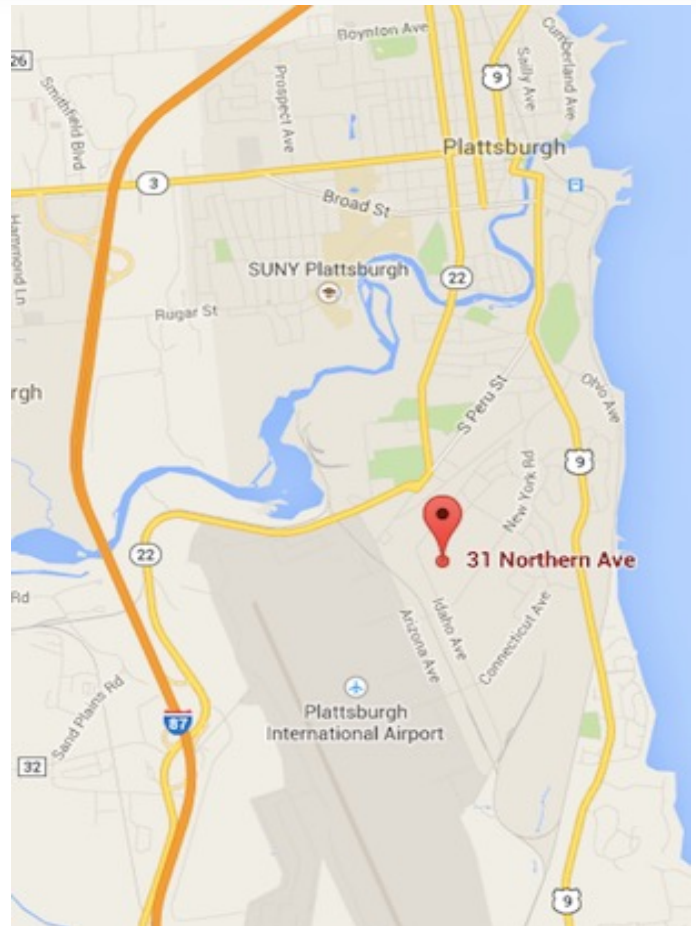
## For Lease: Prime Commercial/Industrial Building

### LOCATION

- 31 Northern Ave. Plattsburgh, NY
- Located in the “Path of Progress” at PARC
- Minutes from I-87 at Exit 36
- Only a few minutes from the Plattsburgh International Airport
- Zoned for Industrial and Commercial use

### FACILITY

- Located on 6.35 +/- Acres
- 51,000 SF +/- of professional office, retail, distribution, and manufacturing space
- Ceiling heights: 31,000 SF +/- low bay- 10’-14’ 14,000 SF +/- high bay- 26’
- 8 Loading docks
- 800 AMPS with 120 V
- Natural gas
- Full sprinkler system
- Full security system
- Ample Parking



**800-545-8125**

**30 Bridge Rd. Suite One Rouses Point, NY 12979**  
**www.cdcrealestate**

**CDC**  
**Real Estate**  
Licensed NYS Broker

*“This advertisement does not suggest that the broker has a listing on the property or that the property is currently available. All property information and details provided by CDC is deemed reliable but not guaranteed and should be independently verified.”*

# 31 Northern Avenue Plattsburgh, NY 12901

## PHOTOS



**CDC**  
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# 31 Northern Avenue Plattsburgh, NY 12901

## TAX MAP

