

FOR SALE OR LEASE

19441 NYS Route 12F

Hounsfield, New York 13615



Cold Storage / Manufacturing/Warehouse



17,300± SF Industrial Building on 1.50± Acres

Property Highlights

- 17,300± SF situated on 1.50± acres
- 16' ceiling height to the eaves/18' to the peak (subject to field verification)
- No office/Interior improvement
- (3) – 8' x 8' Dock doors
- Opportunity for drive-in doors on the east side of the building
- Dry sprinklered
- 400 Amp / 3 Phase power
- Clear span open warehouse in excellent condition that can support a wide range of industrial applications
- Gas fired heaters throughout
- Heavy floor load
- Limited services (no sewer/septic). Public water across Route 12F
- Extremely well located:
 - 1 mile from Watertown Airport
 - 1.5 miles from Watertown Industrial Park
 - 2 miles from I-81 at Exit 45
 - 30 miles to Route 401, Canada
 - 70 miles from Syracuse
- Owner will sell or lease with financing possible on a sale



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Located in the northern section of New York, Jefferson County borders Lake Ontario to the west and the 1000 islands area of the St. Lawrence River to the north. County population totals 115,769. Fort Drum's total economic impact for 2023 was \$2.5 Billion, with 24,238 jobs indirectly or directly induced or supported by Fort Drum. The county boasts a quality lifestyle featuring big city services, yet contained within a resort community setting.

