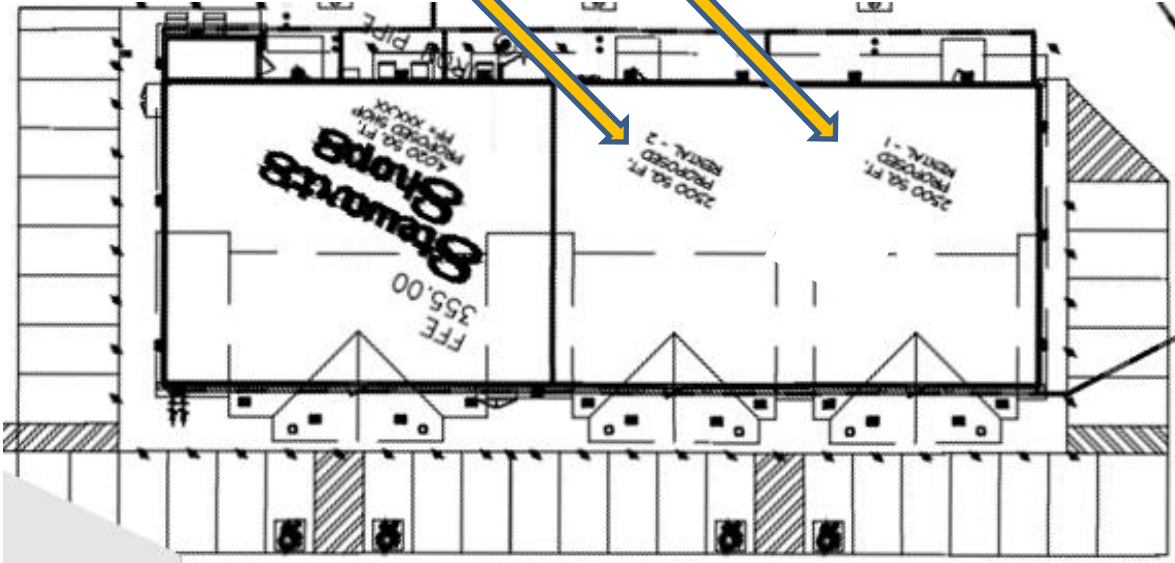


**NEW CONSTRUCTION FOR LEASE**  
**647 Mariaville Rd., Rotterdam, NY 12306**



**FEATURES:**

- ± 2,500 SF or 5,000 SF of space for lease
- New Construction in 2022
- Ready for your finishes
- Municipal water, septic system
- High visibility location
- Parking for 10 +/- vehicles

**ZONING:** General Business B2

**SUPPORT:**

- Contractor referrals
- Provide information for regulatory approvals

**PRICE:**

- For Lease: \$17.00/sf NNN
- There are deed restrictions - therefore no sale of food or convenience store/gas
- No application fee/fast easy approval
- Leasehold improvement financing available

**Utilities:**

- Tenant pays own Utilities & water/Sewer

**CHUCK MARSHALL**

Licensed Real Estate Broker

realestate@stewartssops.com | 518.581.5298

Stewart's Shops Corporation PO Box 435, Saratoga Springs, NY 12866



#2263