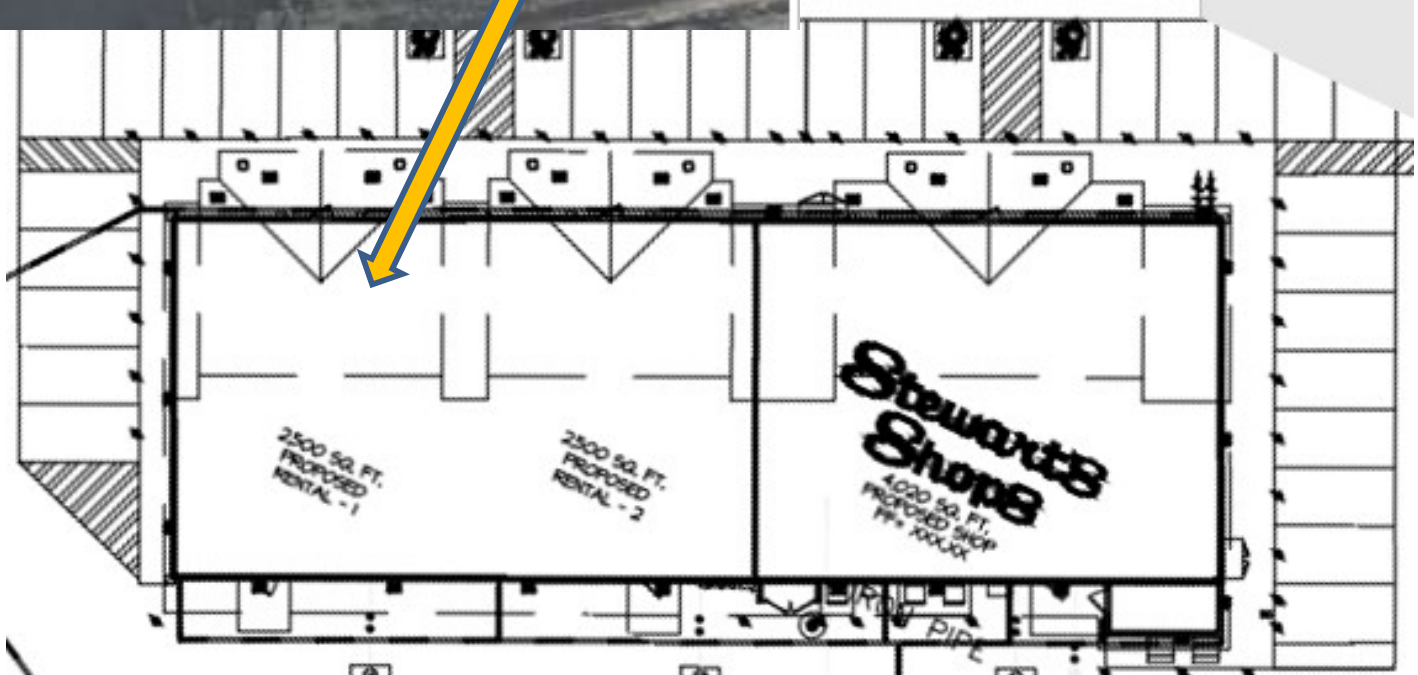


NEW CONSTRUCTION FOR LEASE
647 Mariaville Rd., Rotterdam, NY 12306



FEATURES:

- ± 2,500 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

PRICE:

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

SUPPORT:

- Contractor referrals
- Provide information for regulatory approvals

CHUCK MARSHALL

Licensed Real Estate Broker

518.581.1201 ext 4435 | 518.269.0664 cell

cmarshall@stewartsshops.com

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