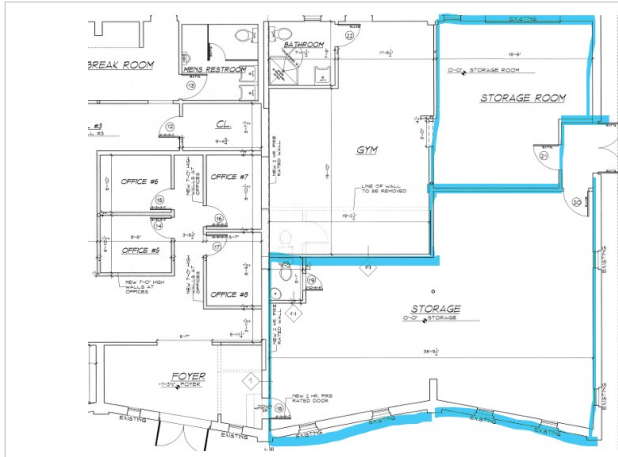


BUILD-TO-SUIT COMMERCIAL SPACE FOR LEASE

201 Route 9W | Flexible Office / Studio / Service / Contractor Space



Approx. 38' x 27' main build-to-suit area - approximately 1,026 SF

SPACE HIGHLIGHTS

- Build-to-suit layout - configure the open area around your business needs
- One private bathroom included
- One storage closet included
- Well water
- Mini-split heating & air conditioning
- Shared secure front lobby
- Double-door rear entrance
- Outdoor parking available by space

OPTIONAL ATTACHED DRY STORAGE

Potential additional 17' x 17' room (approx. 289 SF)

Ideal for tools, equipment, materials, inventory or workshop support. The room includes an **overhead garage-door bay** for convenient loading access.

FLEXIBLE USE POTENTIAL

Professional office, creative studio, showroom, training room, light service business, contractor support space, workshop or office/storage hybrid (subject to permitted use and final build-out).



BUILD THE SPACE AROUND YOUR BUSINESS.

Lease terms, build-out scope, parking spaces and optional dry-storage area available for discussion.
Contact owner/representative for pricing, availability, permitted-use review and a private showing.

All dimensions are approximate. Build-out, use and improvements are subject to final lease terms, approvals and applicable codes.