



# FOR LEASE: COMMERCIAL WAREHOUSE

20 Trade Road Plattsburgh, NY 12901

**CALL FOR DETAILS**

**PRESENTED BY:**  
CDC REAL ESTATE INC.  
30 BRIDGE ROAD SUITE 111 ROUSES POINT, NY 12979  
800-545-8125 WWW.CDCREALESTATE.COM  
LICENSED NYS BROKER

## Available Suites

### Suite 28

- 6,250+/- SF
- Large open area
- One dock door
- 14' +/- Ceiling heights
- Bathroom

### Suite 14

- 7,500 +/- SF
- Large open area
- One overhead door
- 14' +/- Ceiling heights
- Bathroom

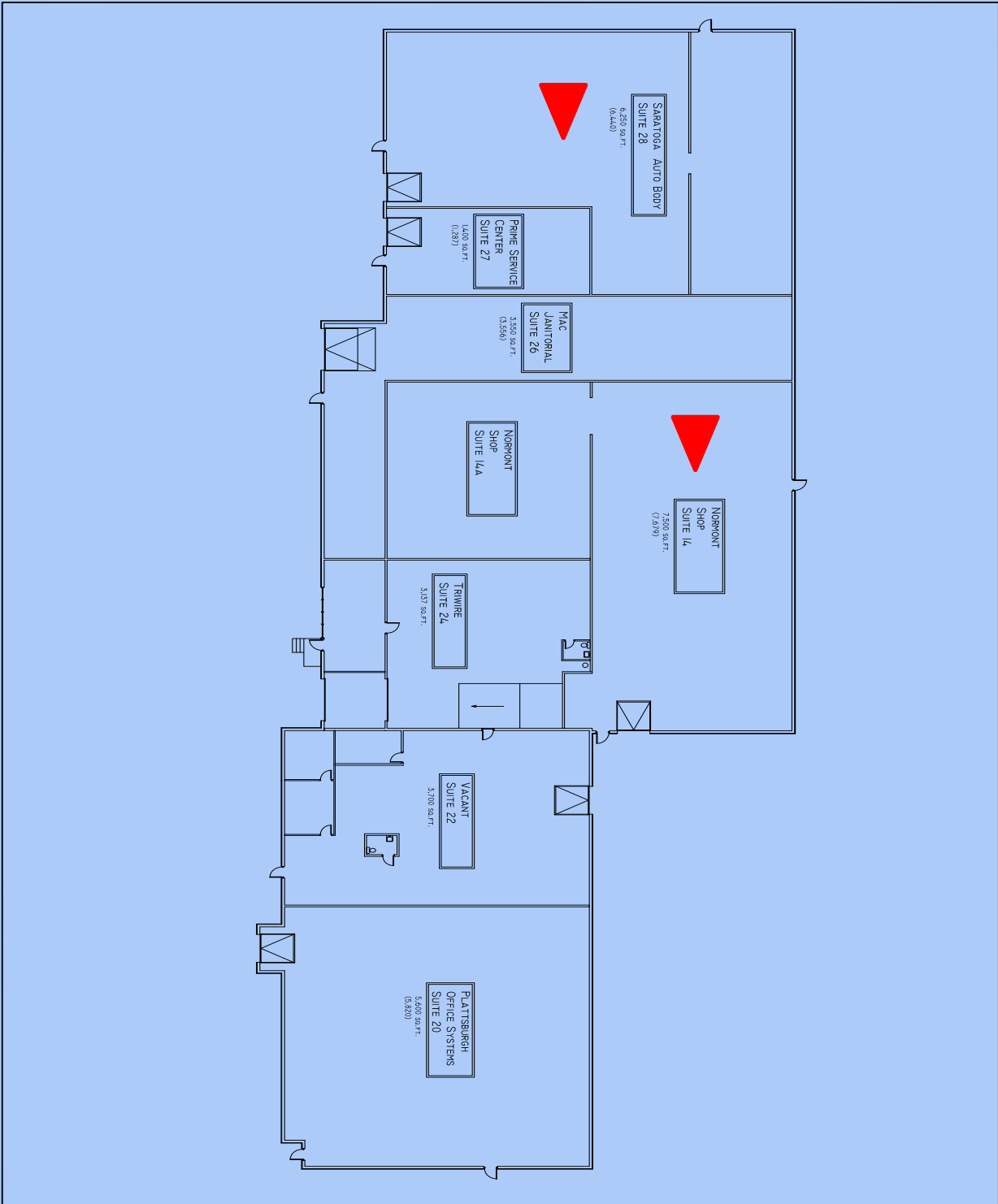


## Building Details

- Total building is 32,000 +/- SF
- Located on 2 +/- AC
- Suites can be renovated to fit a tenant's needs
- Natural gas heat
- Municipal water and sewer
- Ample power
- Off street parking
- Close to I-87
- Zoned Industrial
- Competitive lease rates



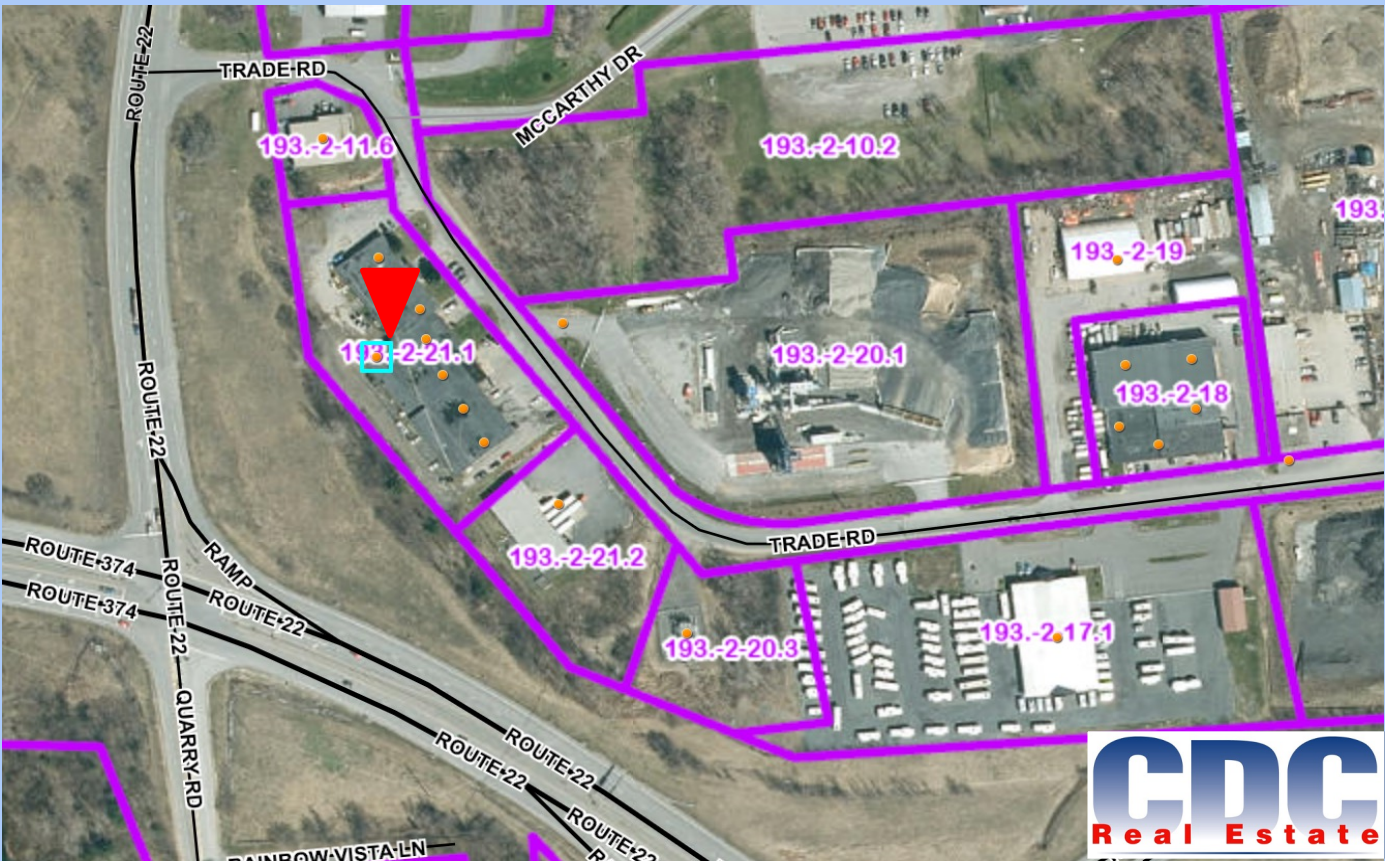
# FLOOR PLAN



<p><b>AI.0</b></p>	<p><b>FLOOR PLAN</b></p>	<p><b>CHAMPLAIN PROPERTIES LLC</b></p> <p>TRADE ROAD PLATTSBURGH, NY</p>	 <p><b>CONROY &amp; CONROY</b> CONTRACTORS</p>	<p><small>NOTICE</small></p> <p>THESE DRAWINGS AND OTHER SPECIFICATIONS REMAIN THE PROPERTY OF THE CONTRACTOR, AND ARE FOR THEIR SOLE USE. THE INFORMATION IS PROTECTED UNDER THE COPYRIGHT LAWS OF THE UNITED STATES OF AMERICA. ANY UNAUTHORIZED USE BY ANY OTHER PARTY IS STRICTLY PROHIBITED.</p> <p>49 SPELLMAN ROAD PLATTSBURGH, NY 12901 Phone: 518-562-2400 Fax: 518-562-2401</p>
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# AERIAL MAPS



PRESENTED BY:



30 Bridge Road Suite 111 Rouses Point, NY 12979

PH: 800-545-8125 FX: 518-297-3264

[www.cdcrealestate.com](http://www.cdcrealestate.com)

Licensed NYS Broker



Matthew T. Boire

Licensed NYS Broker

[Matt@cdcrealestate.com](mailto:Matt@cdcrealestate.com)



Alexandra L. Barie

Licensed NYS Assoc. Broker

[Alex@cdcrealestate.com](mailto:Alex@cdcrealestate.com)