

AVAILABLE OFFICE & WAREHOUSE SUITE

27 Link Drive, Town of Kirkwood, NY

(Located at Exit 3 off Interstate 81)

Salient Features:

Asking \$6.50/SF net (operating expenses estimated at \$2.25/SF)

- Approximately **10,000** square feet available for lease with 5,800 square feet of office area and 4,200 square feet of shop/warehouse space;
- Two dock-height doors and two at-grade overhead doors;
- 13-14' clearance in the shop/warehouse space;
- Building and monument signage available;
- Ample on-site parking;
- Located in close proximity to Exit 3 and interchange at Interstate 81

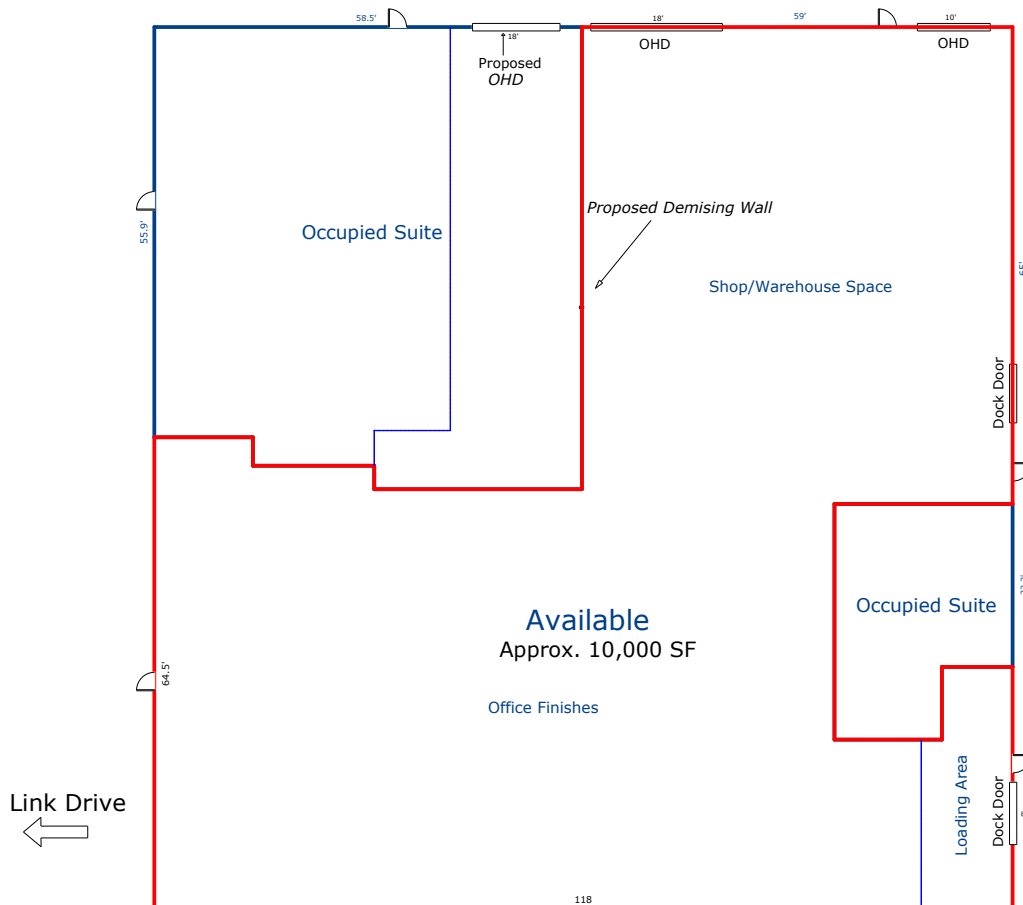


Figure 1 – Layout of premises



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Figure 2 – Western (front) elevation



Figure 3 – Aerial photograph of the site (outlined in red)



Figure 4 – Aerial photograph showing the proximity to Interstate 81 and the interchange ramp



Figure 5 – Western (front) elevation