

# FOR LEASE

## 621 East Maple Ave. Newark, NY



### FEATURES:

- Roughly 90,000 sq.ft. of manufacturing, assembly, shipping/receiving, office and high bay Warehouse space available immediately
- 10,000 sq.ft. of turn key office space, with multiple private offices with heat and A/C
- Located 12 minutes to NY Thruway, 40 Minutes to Rochester, 1-hour to Syracuse
- Two separate electrical services, Three phase, 800 Amp each service
- Two separate 150 KW Diesel Backup Generators
- 16 Truck Docks, a mix of interior and exterior docks, and 4 grade level doors
- Highly insulated space, as was previously used as cold storage
- Ample parking and outside storage, situated on a 37 acre plot
- Landlord will demise or build to suit as needed
- Lease rate is \$2.25 sq.ft. NNN long term lease or .25 sq.ft./month for mtm

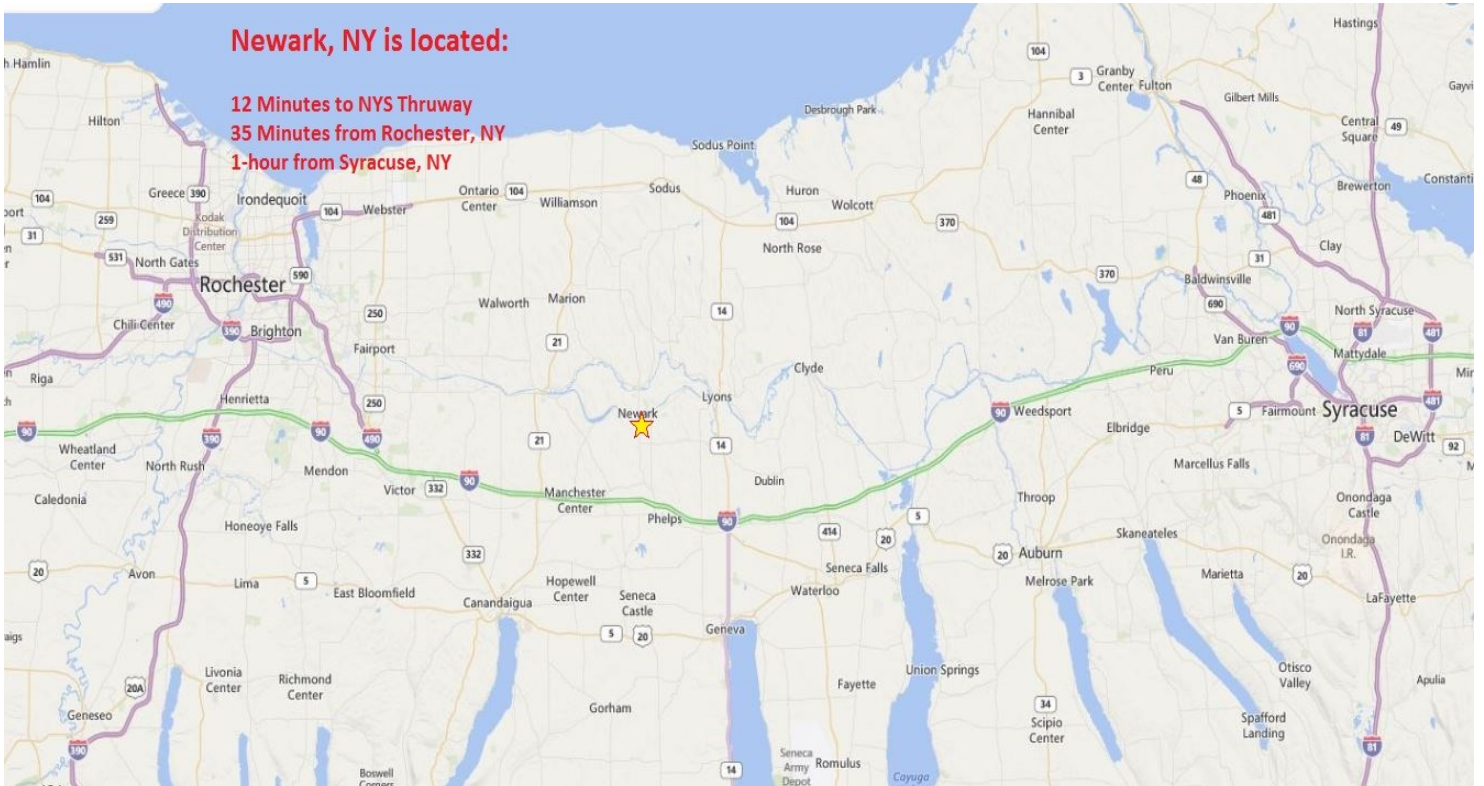
FOR MORE  
INFORMATION  
PLEASE  
CONTACT

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