



**\$1,875**

**46 MAPLE AVENUE, GLENNVILLE, NY 12302**

<https://naiplatform.com>



**Cory Tyksinski**



**James "Jay" Verro, CCIM**

---

**Basics**



**MLS Number:** 202600036

**Address:** 46 Maple Avenue, Glenville, NY 12302

**Listing Category:** Industrial/Warehouse, Retail, Mixed Use, Other

**Listing Type:** For Lease

**Ceiling Height:** 12

**Parking Spaces:** 50

**Available SF:** 1,500-6,000 SF

**Date added:** Added 5 months ago

---

## Important Links

**Property Website:** Array

**Related Property 1:** Array

**Related Property 2:** Array

---

## Description

**Property Description:** Now leasing brand-new flex storage contractor units in a high visibility setting, to support today's growing businesses. These highly versatile spaces range from 1,500 to 3,000 SF, with the ability to combine units for larger users, up to 6,000 SF, offering flexibility to scale as your operation grows. Each unit features storefront doorway entrances, ideal for retail, showroom, or customer-facing service uses, paired with 12'h x 10'w drive-in door to accommodate vehicles, equipment, and material loading. 12'h clear ceiling heights provide adequate vertical capacity, making the space well-suited for contractors, service providers, studios, light assembly, and showroom applications. Tenants benefit from 100 Amp, 3 phase power, private restroom, high efficiency LED lights and on-demand hot water, all within a fully sprinklered building environment. The property is secured, well-lit, and accessible 24/7, allowing businesses to operate on their own schedule. Optional outdoor storage is available for vehicles, trailers, or materials, for an added charge, which offers convenience to contractors and fleet-based users. This is a rare opportunity to secure new construction flex space designed for efficiency, visibility, for both short and long term usability in a high-quality, professional setting.

