FOR LEASE - WORKSHOPS @ GLENVILLE

46 Maple Avenue, Glenville, NY 12302

Starting at $1,875/Month - Modified Gross + Utilities



Offering Summary

***** Modified Gross + Utilities*****

Lease Price:	$1,875 per Month
Building SF:	~ 31,800 SF
Minimum SF:	~ 1,500 SF
Maximum SF:	~ 3,000 SF
Parking:	50+ Vehicles
Ceiling Height:	14 feet to deck
Roof:	Metal
Water:	Public
Sewer:	Public
Heating:	Natural Gas

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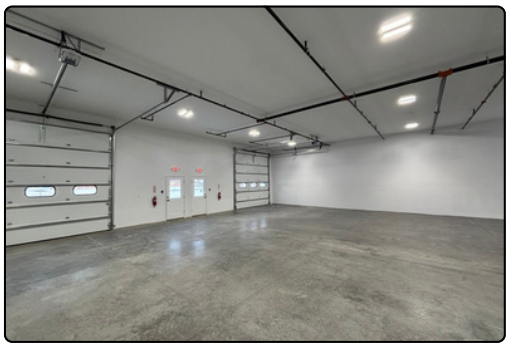
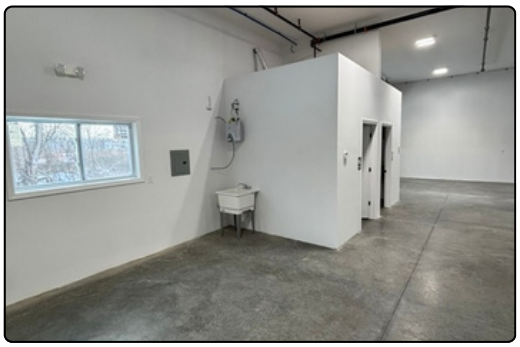
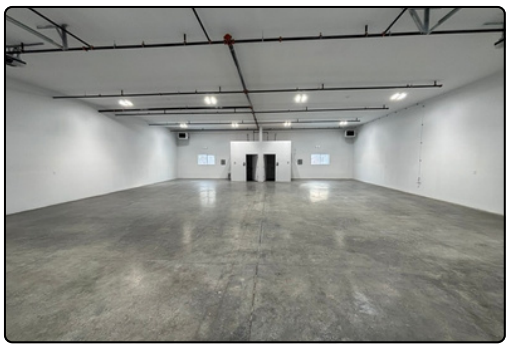
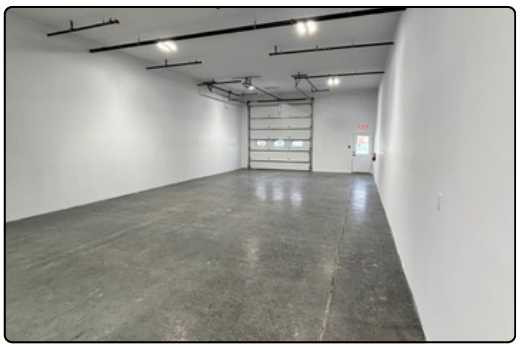
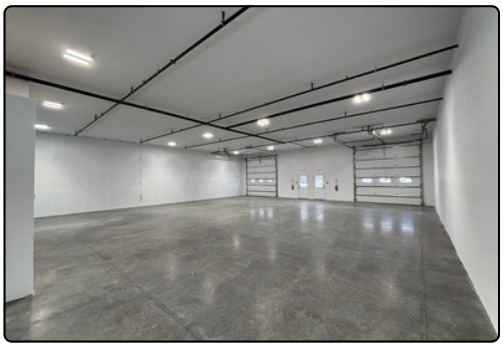
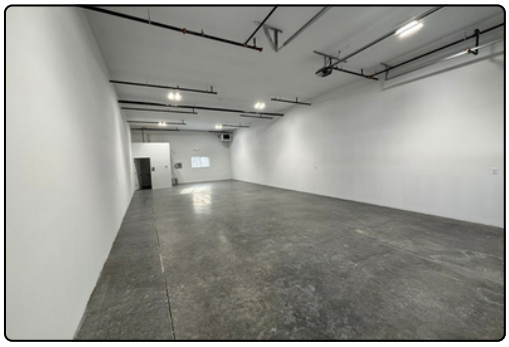
Property Overview

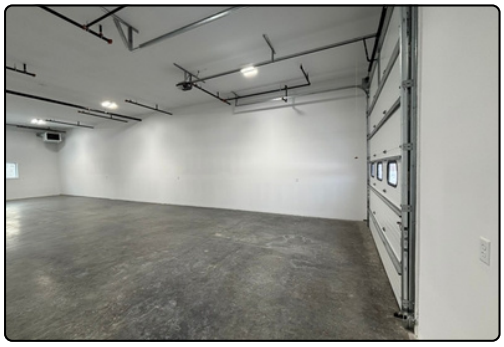
New Construction Flex Units for Contractors, Retail & Service Users

- Brand-new flex, service contractor spaces
- Sizes from 1,500–3,000 SF (units can be combined)
- Storefront entrances for high visibility
- Oversized 12'x12' drive-in doors
- 12' clear ceiling heights
- Ideal for contractors, service, retail, studio space, or light assembly & storage
- 100 Amp single phase power with private restrooms and on-demand separately metered hot water
- Fully sprinklered, dry system
- Secured, well-lit complex with 24/7 access
- High efficiency LED lights
- Optional outdoor storage for vehicles, trailers, or materials - additional cost
- Ancillary Parking Charges:
  - 10x20 space - $125/month
  - 10x40 space - $175/month

Interior



Floor Plan



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Exterior





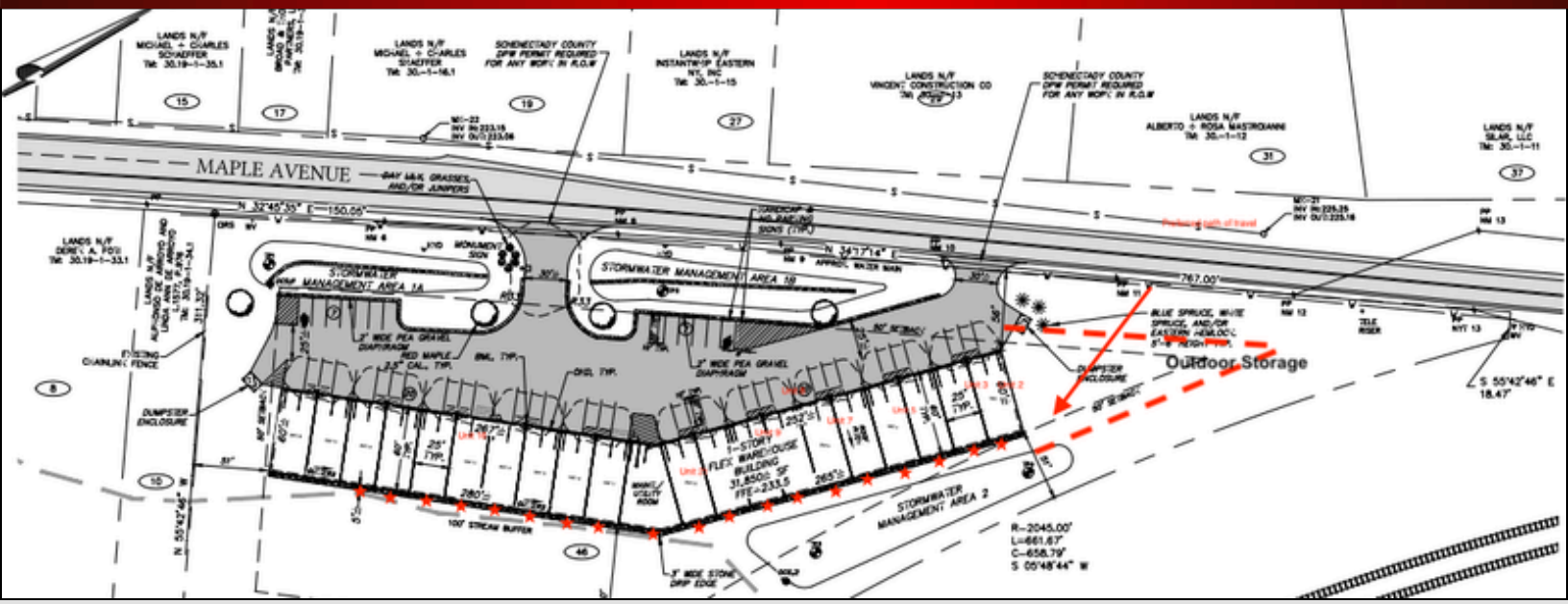








Site Plan



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Mechanical Amenities



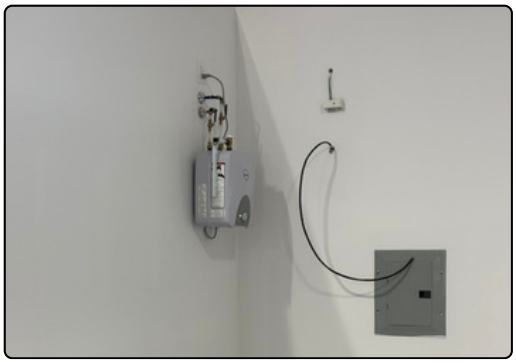




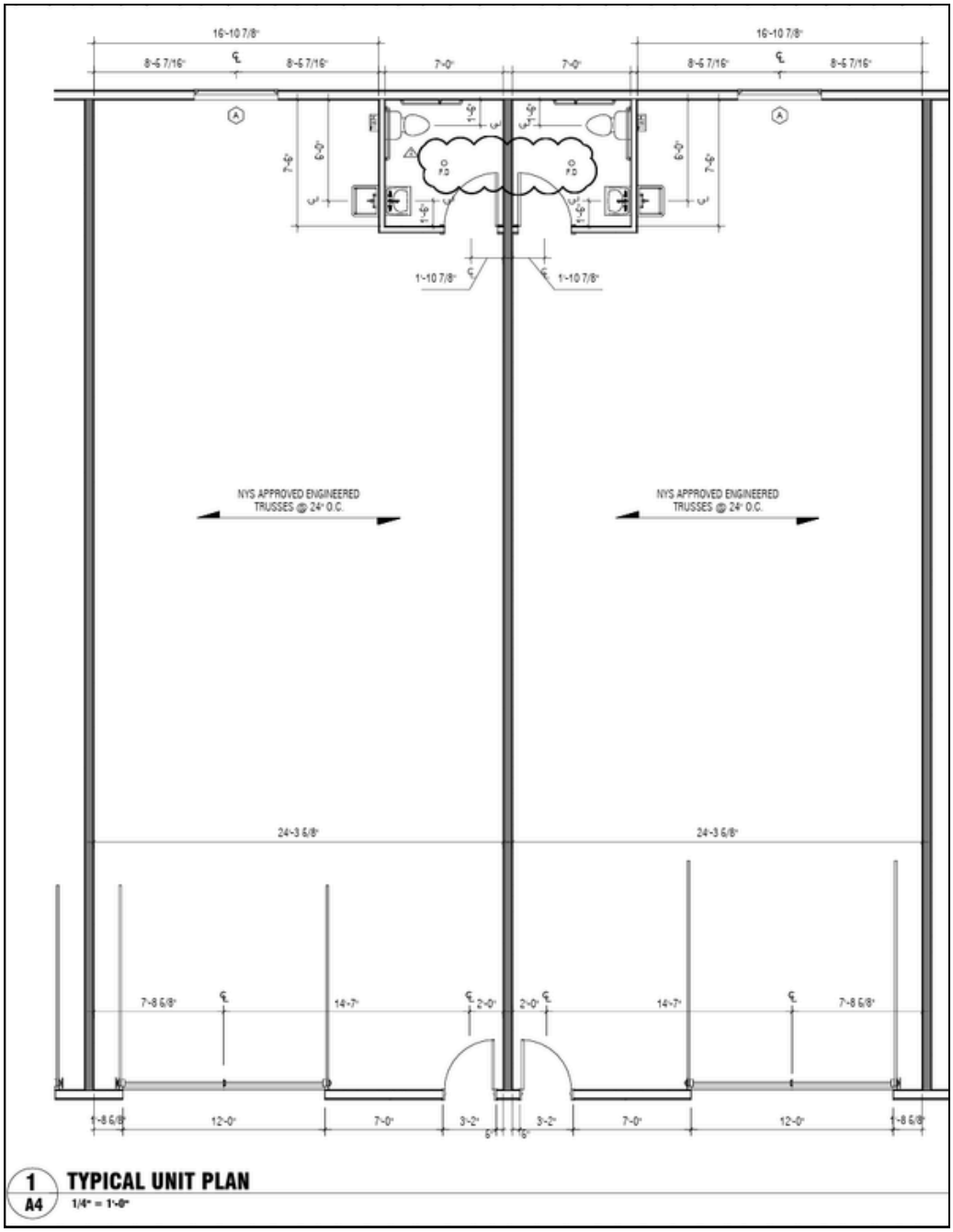








Typical Unit Plan



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