

FOR SUBLEASE — OFFICE SPACE

160 ROTTERDAM INDUSTRIAL PARK

ROTTERDAM
NEW YORK 12306



PROPERTY DETAILS

FEATURES

Offered for sublease is $\pm 23,960$ SF of office space located in Building 1, Bay 6 within the Rotterdam Corporate Park in Rotterdam, NY

LOCATION

NYS Thruway exit 25A. Left on Route 7. Park entrance ± 1.5 miles on right

UTILITIES

Municipal water and sewer

ZONING

I-1 Light Industrial

PRICE

For Sublease at: \$4/RSF NNN

NNNs estimated at \$.79/SF for 2020



CONTACT INFORMATION

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Associate Broker

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Preliminary

ADDITIONAL INFORMATION

- + Sublease through 4/30/22. Potential for longer term.
- + 1 dock (side loading). Potential for more docks and/or drive in door
- + Currently all office; can convert all/some to warehouse
- + Adjacent space available for possible expansion
- + Parking for ± 47 vehicles
- + 208 volts/3 phase power
- + Aggressive lease terms
- + Mostly wide open large rooms with some offices, kitchenette and a loading area
- + $\pm 9'$ ceiling height

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FOR SUBLEASE 160 ROTTERDAM INDUSTRIAL PARK

ROTTERDAM, NY 12306



AVAILABLE ±23,960 RSF

AVAILABLE ±32,609 RSF

AVAILABLE ±3,600 SF



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