

# FOR LEASE

968 Bradley Street, Watertown, New York



COMMERCIAL REAL ESTATE SALES | LEASING | CONSULTING | DEVELOPMENT | MANAGEMENT



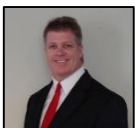
## PROPERTY HIGHLIGHTS

14,400 +/- SF (120' x 120') manufacturing, distribution and warehouse space available. Just off Route 81 exit 47 between Watertown and Fort Drum. 12'-14' ceilings, 3 overhead doors, loading docks and ramp access inside. Large 7.35 +/- acre site with outside storage available.

**Lease/Build To Suit:** 3 acres +/- corner of Bradley and Hazelhurst available.

## KEY FEATURES

- ❑ 12'-14' ceilings
- ❑ 3 Overhead doors
- ❑ 3 Loading docks



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5 Oxford Road  
New Hartford, New York 13413

151 Northern Concourse  
Syracuse, New York 13221

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<b>Address:</b>	<b>968 Bradley Street</b>	<b>Cross Street:</b>	<b>Hazelhurst Ave.</b>
<b>City:</b>	<b>Watertown</b>	<b>Roof Type:</b>	<b>Flat</b>
<b>State:</b>	<b>New York</b>	<b>Zoning:</b>	<b>Light Industry</b>
<b>Zip:</b>	<b>13601</b>	<b>Full Marker Value:</b>	<b>\$1,069,789.00</b>
		<b>Total Assessment:</b>	<b>\$1,016,789.00</b>
<b>County:</b>	<b>Jefferson</b>	<b>RE Taxes:</b>	<b>N/A</b>
<b>Tax ID:</b>	<b>1-11-102.000</b>	<b>CAM:</b>	<b>TBD</b>
<b>Lease Type:</b>	<b>NN</b>	<b>Space is Currently:</b>	<b>Vacant</b>
<b>Lease Price:</b>	<b>\$ 3.50 psf</b>	<b>No. of Floors:</b>	<b>1</b>
<b>Sale Price:</b>	<b>N/A</b>	<b>Bldg. Total SF:</b>	<b>60,547 +/-</b>
<b>Year Built:</b>	<b>1959</b>	<b>Available SF:</b>	<b>14,400 +/- &amp; 3 +/- Acres</b>
<b>Parking Spaces:</b>	<b>150 + Trailer Parking</b>	<b>Retail:</b>	<b>N/A</b>
<b>Land Size/Dimensions:</b>	<b>7.35 +/- Acres</b>	<b>Office:</b>	<b>N/A</b>
<b>Electricity/Amps:</b>	<b>200 &amp; 400 Amps 3 phase</b>	<b>Warehouse:</b>	<b>14,400 +/-</b>
<b>Gas Type:</b>	<b>Natural Gas</b>	<b>Manufacturing:</b>	<b>N/A</b>
<b>HVAC:</b>	<b>No</b>	<b>Loading Facilities:</b>	<b>Dock Height</b>
<b>Elevator:</b>	<b>N/A</b>	<b>Ceiling Height:</b>	<b>12-14'</b>
<b>Sprinkler:</b>	<b>100%</b>	<b>Traffic Count:</b>	<b>6,208</b>
<b>Water:</b>	<b>Public</b>	<b>Sewer:</b>	<b>Public</b>



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