

Commercial Building

71 Market Street
Potsdam, NY 13676



ST. LAWRENCE COUNTY
INDUSTRIAL DEVELOPMENT AGENCY

(315) 379-9806

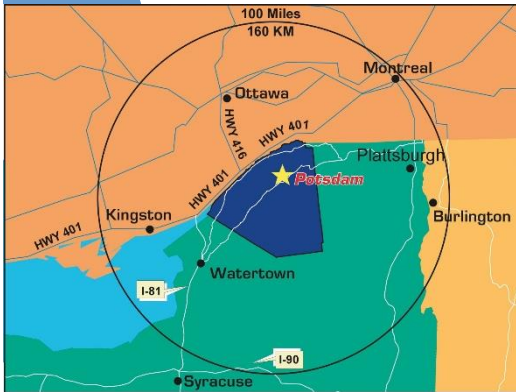
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AVAILABLE FOR SALE OR LEASE

Features	Square Footage	Ceiling Height Center (ft)	Ceiling Height Eaves (ft)	Column Spacing (ft)	Floor Thickness (in)	Air Conditioned	Sprinkler System
Warehouse	1,800	16	16	Open		N/A	No
Office/Common	5,400	8	8	Varies	Varies	Some	No

Main building Consists of 4 units; 1,000 SF, 1,200 SF and (2) 1,600 SF.
Common areas for bathrooms and back entrance. 2 separate kitchenettes.
Warehouse with hydraulic lift which functions as a loading dock.



Building Specifications

Total Square Feet	7,500
Multiple Tenancy	Yes
Sub-Division	Yes
Acreage	
Additional Acres	None

Construction

Year Built	
Additions	No
Exterior	Wood/Masonry
Interior	Wood/GWB
Roof	

Facilities

Dock High Doors	0
Dimensions	
Drive-In Doors	1
Dimensions	
Overhead Cranes	None
Parking	17

Utilities

Electric	National Grid
Water:	Village of Potsdam
Sewer:	Village of Potsdam
Natural Gas	St. Lawrence Gas
Telecom	Verizon

Access

Highway	On County Route 56
Miles to Highway	.1 Miles to US 11
Interstate	Interstate 81
Miles to Interstate	55
Road	Market St./ CR 56
Rail	No
Airport	Potsdam Damon Field

Ideal space for office or retail

