

Industrial Building | For Lease

13388 Route 9W, New Baltimore NY 12087

CBRE Upstate NY

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New Construction Warehouse for Lease

Property Overview

Offered for lease is $\pm 2,400$ SF within a newly constructed $\pm 4,800$ SF warehouse located in New Baltimore New York.

Tax ID	17.03-2-20
2023 Assessment	\$200,000
Equalization Rate	55.50%
2023 General Tax	\$2,806.06
2022/2023 School Tax	\$5,182.62
Combined Tax	\$7,988.68
Zoning	C- Commercial
Utilities	Private Well and Septic

For Lease at: \$9.50/SF NNN + Utilities

Contact Us

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[Click HERE to View Property](#)



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13388 Route 9W

New Baltimore | New York 12087

For Lease

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Property Details

- + 2023 Construction
- + Two (2) overhead door (14' x 14')
- + ±3.57 acre site
- + Clear height: 22' at the centerline, 18' at the eaves
- + Office to be designed to tenant specifications
- + Paved parking for ±10 cars as well as additional yard space
- + Excellent location for vehicle services, warehouse or light manufacturing
- + AADT Traffic count at Route 9W: 7,318

Directions

- + Located: [Route 9w, ±1.8 Miles North of Exit 21B off I-87](#)



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