

## Building Information

### General Information 1

Building Name Commonwealth Home Fashions  
Address 31 Station Rd., Rte 22, Willsboro, NY 12996  
Former Use Warehouse / Production Facility  
Year Built 1974  
Property Status Available

### General Information 2

Lease Price Negotiable  
Terms  
Type of Location Stand Alone  
# of Parking Spaces 150  
Paved Parking Yes  
Multiple Tenants Yes  
# of Buildings 1  
# of Floors 1

### Features 1

Availbe Space 53,760 sq. ft.  
Type of Space Manufacturing  
Building Dimensions 192' x 280'  
Ceiling Height 17' 4"  
Column Spacing 5 columns= 6 spaces x 32' = 192 6 columns=7 spaces x  
Floor Thickness 6 inch concrete floor  
Air Conditioned Yes  
Sprinkled Yes

### Features 2

# of Acres 64 acres  
Exterior Material Metal  
Interior Material Metal  
Roof Material Aluminum exterior sarnifil roof  
Loading Docks 3 truck 1 rail  
Heating System Oil Fired Boiler, low pressure steam, 13 PSI

### Utilities

#### Electric Service

Electric Service Provider NYSEG  
Electric Capacity 2000 amps  
Electric Line Size 12,500 V  
Electric Delivery Voltage 480 Volts

#### Natural Gas

Gas Available NO

#### Water Service

Water Provider Municipal  
Water Main Size 8 inch water main  
Pressure Static/Residual 60 PSI

#### Sewer Service

Sewer Provider Sanitary Septic System

#### Telecommunications

Telecommunications Provider Verizon

#### Contact Information

Name Essex County IDA or Commonwealth Fashions  
Affiliation Owner  
Address Station Rd.,

Phone

518-963-8145

40 = 280'