



TDC Building #3 Suite 200 & 300
 14 Area Development Drive
 Plattsburgh, NY 12901



518-563-3100
 www.thedevelopcorp.com

Building Information

Property Type:	Multi-tenant Building	Ceiling Height:	22'
Industrial Site/Park:	Air Industrial Park	Floor Thickness:	
		Floor Load Bearing:	3000 ± lbs. /sq. ft.
Status:	Available 1/01/2018		
Address:	14 Area Development Drive	Year Built:	1980
Suite:	200 & 300	Renovations:	2005
City/Town/ Village:	Plattsburgh		
		Number of Loading Docks:	8
Building Sq. Ft.:	80,000	Size of Loading Docks:	8' x 9'
Available Sq. Ft.:	64,073	Number of Drive in Doors:	1
Office Size Sq. Ft.:	800	Size of Drive in Doors:	14' x 13'
Site Size:	7.3 Acres	Heat Source:	Natural Gas
Additional Acreage Available:	No	Air Conditioned:	No
Zoning:	IP (Industrial Park)		
ISO Rating:		Sprinklered:	Yes
Ownership:	TDC	Number of Parking Spaces:	102
		Handicapped Accessible:	Yes

Utility Information

Electric Provider:	NYSEG	Water Provider:	Town of Plattsburgh
Amps:	400	Water on Site:	Yes
Electric Phase:	3	Water Main Size:	8"
Voltage:	480 Volt	Water Pressure PSI:	100-105
Natural Gas Provider:	NYSEG	Sewer Provider:	Town of Plattsburgh
Natural Gas Main Size:	4	Sewer on Site:	Yes
Natural Gas Main PSI:	60	Sewer Main Size:	8"
Natural Gas Service Size:	4"	DSL Available:	Yes

Geographic/Transportation Information

County:	Clinton	Airport:	Plattsburgh International Airport
Town:	Plattsburgh	Distance to Airport (miles):	7.8 Miles
Nearest Micro Stats Area:	City of Plattsburgh		
Nearest Metropolitan Area:	Montreal	Interstate:	I-87
Distance to Metro Area:	60 Miles	Distance to Interstate:	1.5 Miles
School District:	Beekmantown Central School	Highway:	St. Rte. 3, St. Rte. 374, US Route 11
Rail Provider:	Canadian Pacific	Port Name:	Montreal
Distance to Rail:	3.9 Miles	Distance to Port:	66 Miles
Provider Rail #2:	Amtrak		



PROJECT TITLE

ENGINEER STAMP

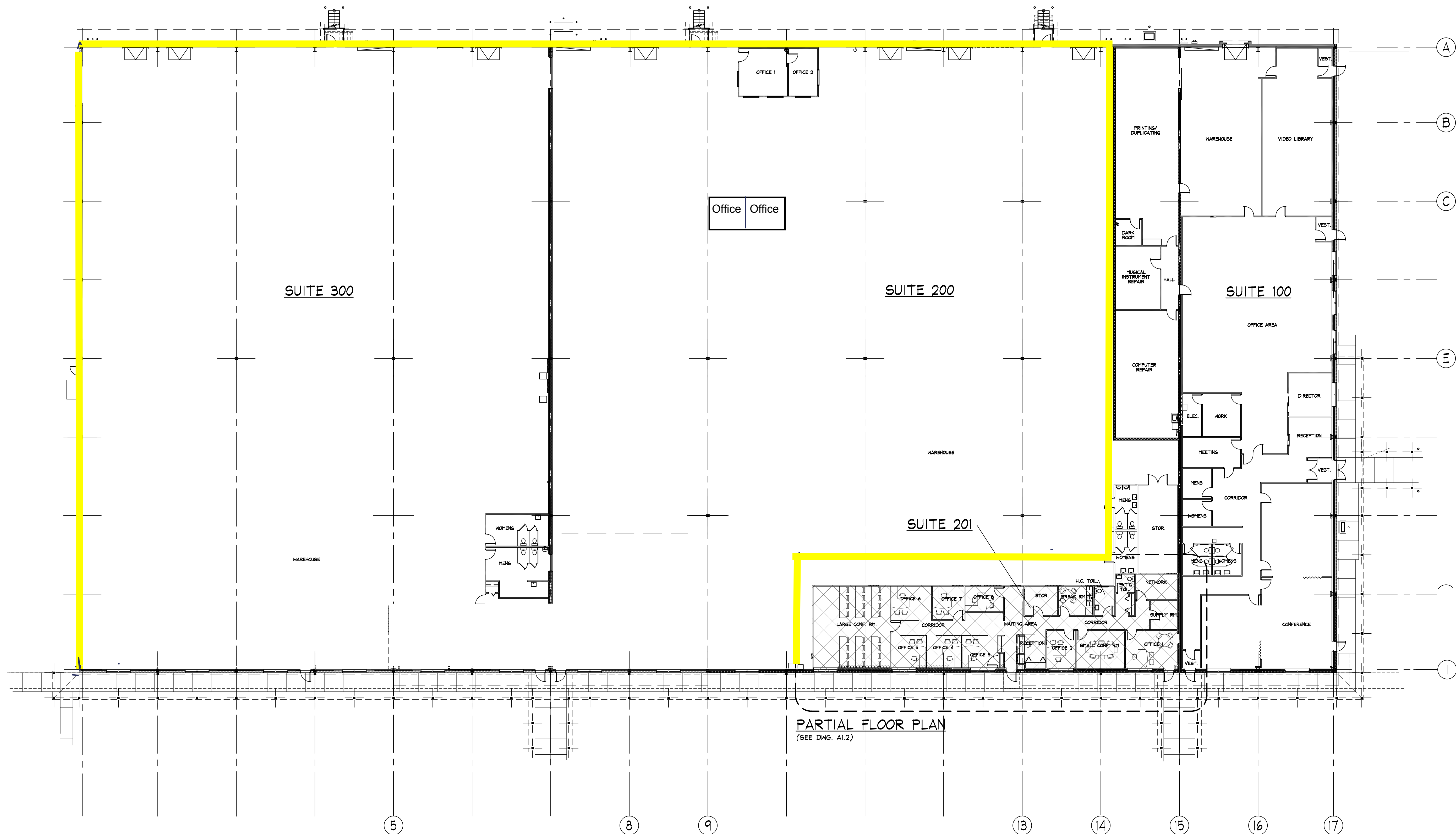
REVISIONS

DRAWING TITLE

OVERALL FLOOR PLAN

DRAWN BY JRB
CHECKED BY JK
DATE 10-28-08
PROJECT NO. 07117

A1.1



PARTIAL FLOOR PLAN
(SEE DWG. A1.2)

