



TDC Building #20
88 Industrial Blvd.
Plattsburgh, NY 12901



518-563-3100
www.thedevelopcorp.com

Building Information

Property Type:	Single Tenant Building	Ceiling Height:	13.7' and 22.7'
Industrial Site/Park:	Air Industrial Park	Floor Thickness:	
For Sale or Lease:	Available Now	Floor Load Bearing:	
Address:	88 Industrial Blvd.	Year Built:	1973/1991
Suite:	NA	Renovations:	1991
City/Town/ Village:	Plattsburgh	Number of Loading Docks:	3
Building Sq. Ft.:	27,000	Size of Loading Docks:	9' x 12'
Available Sq. Ft.:	27,000	Number of Drive In Doors:	0
Office Size Sq. Ft.:	715	Size of Drive In Doors:	NA
Site Size:	3.6 Acres	Heat Source:	Natural Gas
Additional Acreage Available:	No	Air Conditioned:	NA
Zoning:	IP - Industrial Park	Sprinklered:	Yes
ISO Rating:		Number of Parking Spaces:	58
Ownership:	TDC	Handicapped Accessible:	4

Utility Information

Electric Provider:	NYSEG	Water Provider:	Town of Plattsburgh
Amps:	400	Water on Site:	Yes
Electric Phase:	3	Water Main Size:	6"
Voltage:	277/480	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:	Primelink in the Building

Geographic/Transportation Information

County:	Clinton	Airport:	Plattsburgh International Airport
Town:	Plattsburgh	Distance to Airport (miles):	6.5 Miles
Nearest Micro Stats Area:	City of Plattsburgh	Interstate:	I-87
Nearest Metropolitan Area:	Montreal	Distance to Interstate:	1.5 Miles
Distance to Metro Area:	60 Miles	Highway:	St. Rte. 3, St. Rte. 374, US Route 11
School District:	Beekmantown Central School	Port Name:	Montreal
Rail Provider:	Canadian Pacific	Distance to Port:	66 Miles
Distance to Rail:	5 Miles		
Provider Rail #2:	Amtrak		

TDC Building #20 -Floor Plan
88 Industrial Blvd.
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Established in 1965

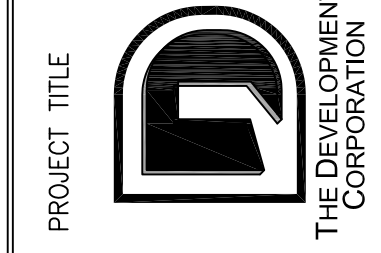


Architectural &
 Engineering
 DESIGN
 Associates P.C.

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THE DEVELOPMENT CORP.
BUILDING NO. 20
 INDUSTRIAL BOULEVARD, PLATTSBURGH, CLINTON COUNTY, NEW YORK



PROJECT TITLE

ENGINEER STAMP

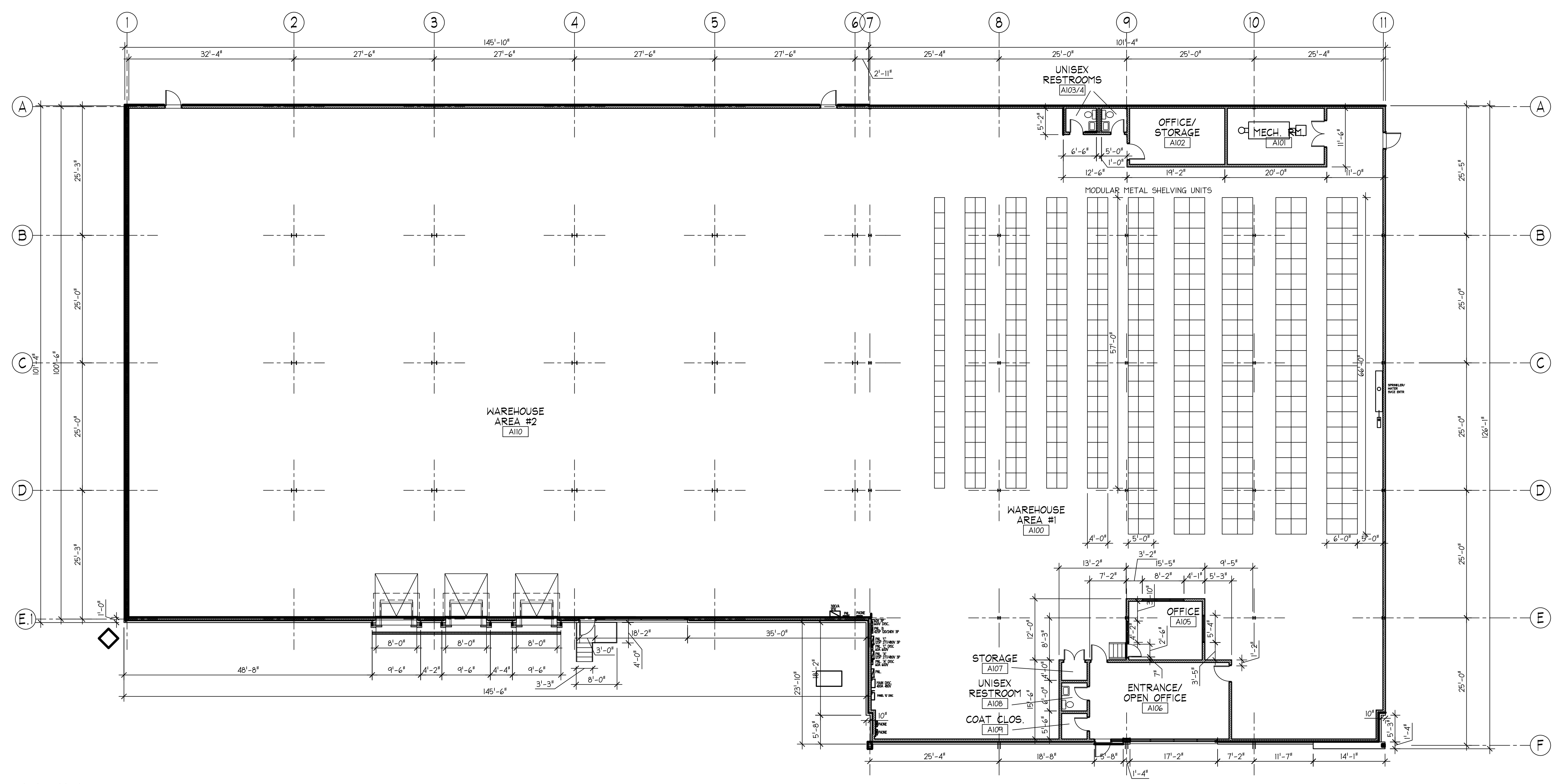


REVISIONS

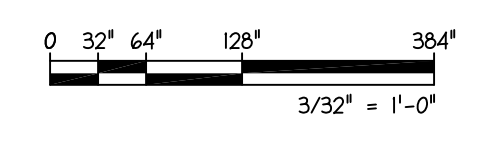
DRAWING TITLE
FLOOR PLAN

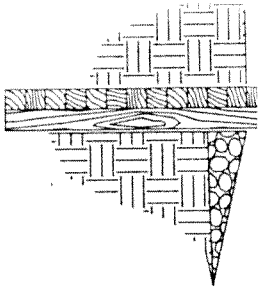
DRAWN BY LKT
 CHECKED BY ACA
 DATE 10-01-14
 PROJECT NO. 13004-004

A1.1



TRUE NORTH PLAN NORTH
FLOOR PLAN
 SCALE 3/32" = 1'-0"

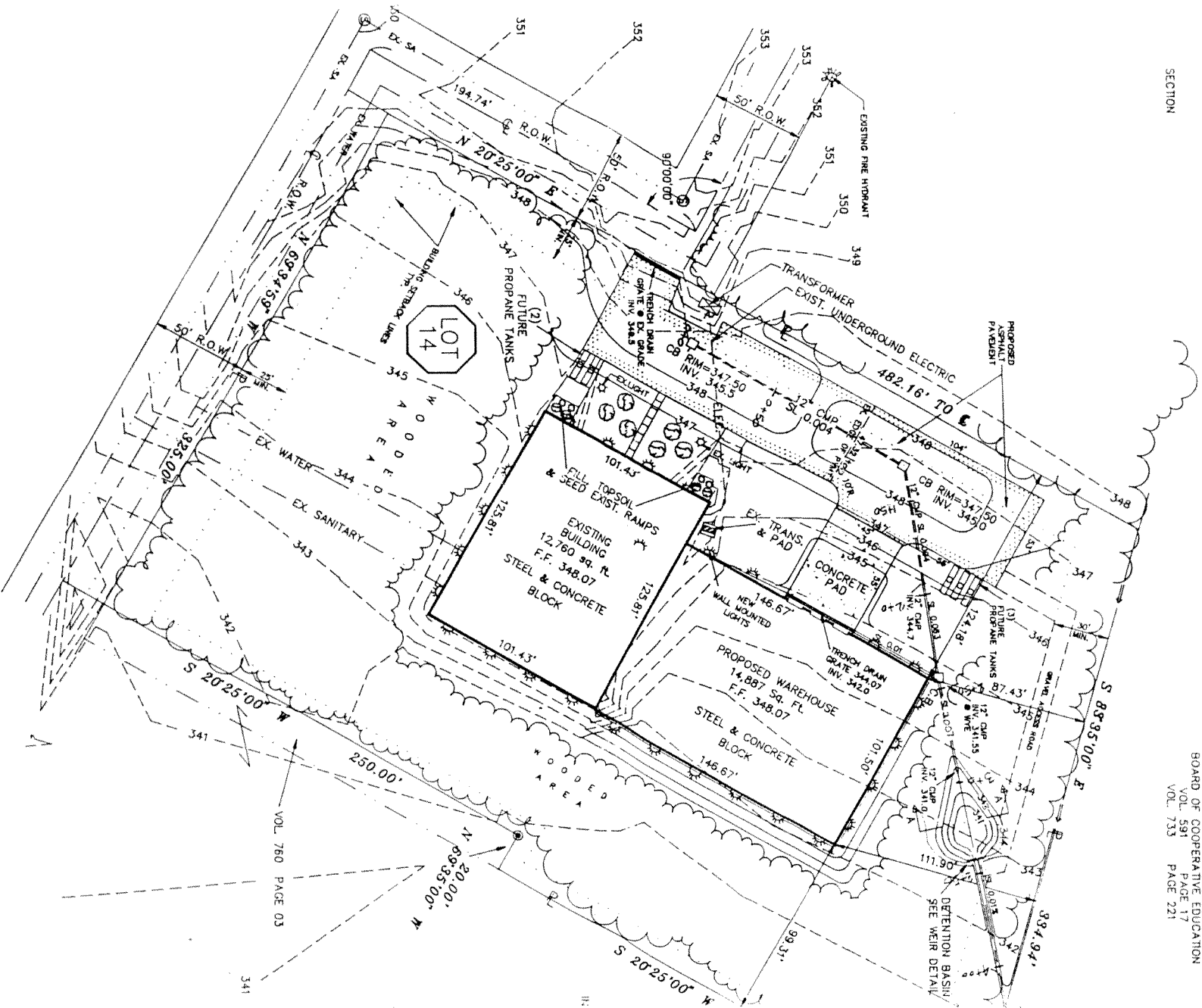




SECTION

TYPICAL PAVEMENT SECT

BOARD OF COOPERATIVE EDUCATION
VOL. 591
PAGE 17
VOL. 733
PAGE 221



NOTES:

COMPACTED NYSDOT ITEM 403.13 SHALL BE USED FOR

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88

88