



<b>Site/Building Name</b>	IDA-Malone Facility	
<b>Address</b>	3892 State Route 11	
<b>City, State &amp; Zip</b>	Malone, New York 12953	
<b>County</b>	Franklin County	
<b>Designation/Zoning</b>	Commercial NYS Empire Zone	
		

Dimensions		Features	
<b>Building Size</b>	61,520 SF	<b>Dock-High Doors</b>	5
<b>Lot Acreage</b>	40 acres	<b>Drive-In Doors</b>	0
<b>Ceiling Height (Eaves)</b>		<b>On-Site parking</b>	75 spaces
<b>Ceiling Height (Center)</b>		<b>Crane</b>	No
		<b>Elevator</b>	No
		<b>Sprinkler System</b>	Yes, Wet/Dry
Building Type		Access Points	
	Pre-engineered Steel Structure	<b>Nearest Highway</b>	NYS Route 11
<b>Year Built</b>	1981	<b>Nearest Expressway</b>	Interstate 87
		<b>Nearest Interchange</b>	
		<b>Nearest Railroad</b>	N/A
<b>Service Providers</b>		<b>Nearest Airport</b>	Malone Dufort Airport (local) Adirondack Regional Airport (commercial)
<b>Electric</b>	National Grid 460 Amps, Three-Phase		
<b>Water</b>	Village of Malone	Contact	
<b>Natural Gas</b>	N/A		Brad W. Jackson, Executive Director County of Franklin IDA 10 Elm Street, ste. 2 Malone, New York 12953 (518) 483-9472 <a href="mailto:bjackson@franklinida.org">bjackson@franklinida.org</a>
<b>Telecomm</b>	Verizon		

Lease Rate/Purchase Price	
<b>Option 1 – As is, where is condition</b>	
Office Space	\$7.00 SF per month
Manfct/Distb. Space	\$4.00 SF per month
<b>Option 2 – IDA rehabilitates Office Space to Class-A Office Space</b>	
Office Space	\$11.50 SF per month
Manfct/Distb. Space	\$4.00 SF per month
<b>Option 3 – IDA Provides “turn key clean room space” &amp; Class-A Office Space</b>	
Office Space	\$11.50 SF per month
Manfct/Distb. Space	\$40.00 SF per month