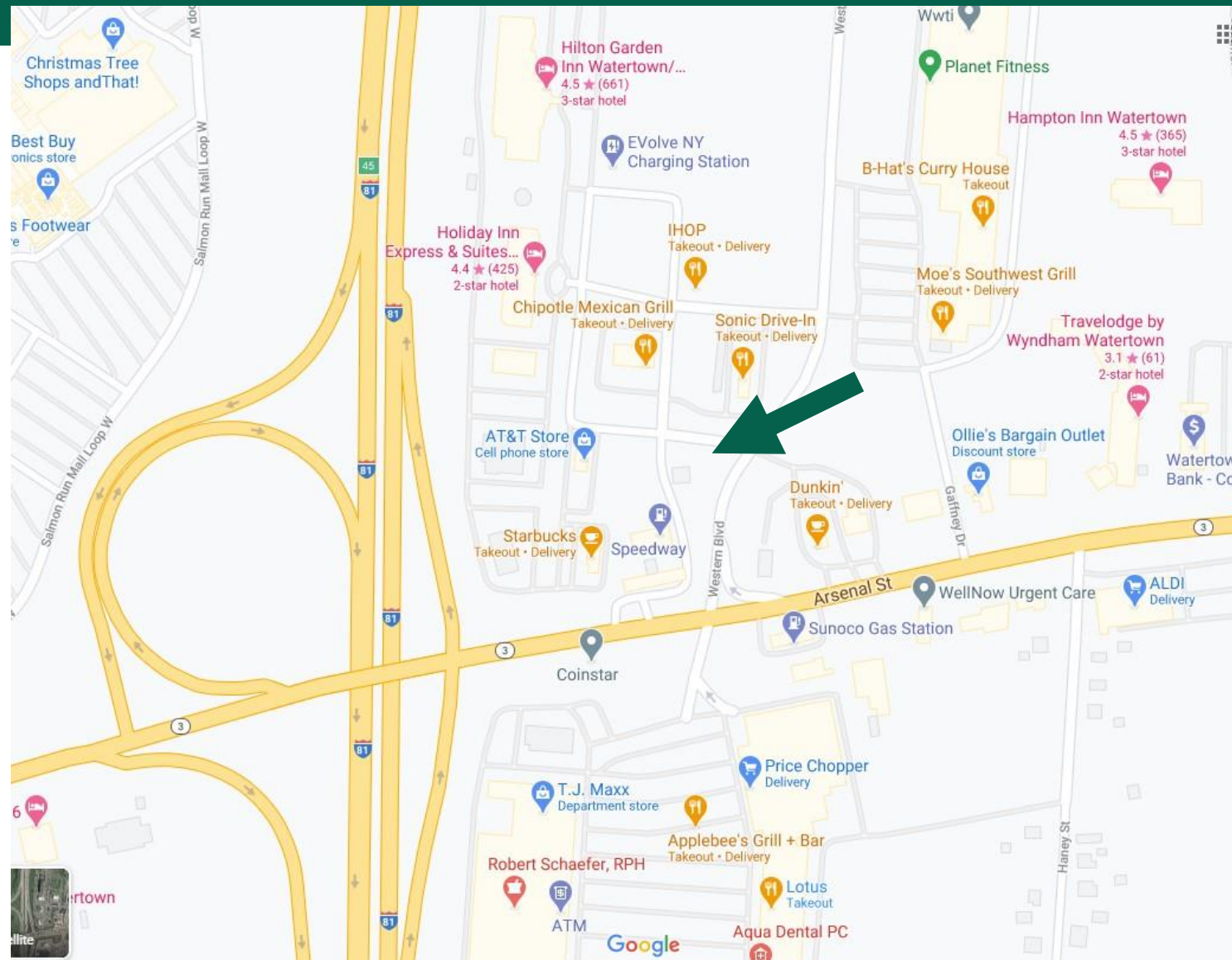


Locations Available

Watertown, New York

Watertown, NY is the main retail destination in Jefferson County and home of state-of-the-art military facility (Fort Drum-home of the 10th Mountain Division). This site provides superior visibility to Interstate Route 81 and is the best available site in the market. This site is at the intersection of Route 3 and Route 81 (Arsenal Street/Coffeen Street) and is accessible from (2) Route 81 off ramps with 85' pylon sign visible to the interstate traffic.



VISION
DEVELOPMENT

Site Specifications

- Address:** Intersection of NYS Route 81 and NYS Route 3 (Arsenal Street)
- Lot Size:** Building or Pad Site: 1-25 Acres
- Zoning:** Commercial
- Utilities:** Available utilities include public water, sewer, electric, natural gas, cable television & telephone
- Roadways:** Located at traffic light intersection of Arsenal Street + Route 81 (State Route 3) with access to two exits off Route 81-Arsenal Street (Exit 45) and Coffeen Street (Exit 46) + 14,000 Vehicles per day on Western Blvd.



Available Sites



Arsenal St.

Western Blvd.



Available Sites

FOR INFORMATION PLEASE CALL:

Patrick Donegan

Vision Development, Inc.

4801 West Genesee St. Suite 2, Syracuse, NY 13219

TOLL FREE: 1-877-LEASE-NY • MOBILE: 315-436-6567

E-MAIL: pat@rocklyn.biz