



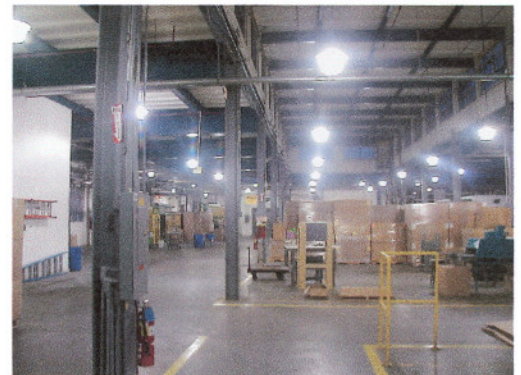
COLDWELL BANKER COMMERCIAL
PRIME PROPERTIES, INC.
621 COLUMBIA STREET
COHOES, NY 12047
BUS. (518) 785-9000
FAX (518) 220-9448

For Sale:
\$700,000

LaSalle Labs

99 Creek Street
Canajoharie, N.Y. 13317

- * Approximately 52,000 sq. ft.
- * 3.5 acres of land
- * Less than 1 mile to NYS Thruway exit
- * Two story building with freight elevator
- * New 2500 amp, 480 volt service to the building in 2001
- * New 208 colt transformer in 2001 for buss bar distribution
- * Major elevator controls upgrade in 2004
- * New 19kw generator installed in 2003 with emergency lighting
- * New water main shut-off & PIV valves installed in 2003
- * New dock lock, bumpers and curtain installed in 2006
- * New pull down fire alarm system installed in 2004 (ADT)
- * Complete boiler re-tube in 2004
- * Empire Zone Program
- * 50 car parking
- * Fully sprinkled



GEORGE MAWAD
Licensed Sales Associate

(518) 785-9000 EXT. 118 OFFICE
(518) 220-9448 FAX
(518) 605-1457 CELL
gmawad@cbcprime.com