


**FOR SALE**

# 7.7 ACRE INDUSTRIAL LOT WITH APPROVALS FOR 74,290 SQ. FT. BUILDING

## Property Highlights

- Located on Hawkins Drive in the Town of Montgomery next to Shop-Rite anchored shopping center and adjacent to existing and planned industrial buildings.
- Quick access to Interstate 84 (I-84) – only ½ mile to Exit 28. 10-minute (8.5 miles) drive to Interstate 87 (NYS Thruway) Exit 17 in Newburgh.
- Zoned “B-1 Regional Commercial” which offers a wide range of uses including hotel, commercial, and industrial. Click [HERE](#) for Zoning regulations.
- Access to municipal water and sewer, and natural gas.
- See page 3 for sample site plan for 74,290 sq. ft. multi-tenant industrial building soon to be approved by Town.

**SALE PRICE:** \$2,225,000

## EXCLUSIVE CONTACT

**Robert W. Scherreik, SIOR, CCIM, MCR**  
**Real Estate Broker, President**

+1 845 787 1373 Direct

rscherreik@pyramidbrokerage.com



## Location/Traffic Highlights:

1/2 Miles from Exit 28, I-84:

- 54,036 AADT
- 10,397 AADT (Truck)

8.5 Miles from Exit 17, I-87:

- 39,883 AADT
- 7,301 AADT (Truck)

75 miles from New York City

356 Meadow Avenue, 2<sup>nd</sup> Floor  
Newburgh, New York 12550

+1 845 522 5900

**pyramidbrokerage.com**

**LOCAL MAP**



**EXCLUSIVE CONTACT**

**Robert W. Scherreik, SIOR, CCIM, MCR**  
**Real Estate Broker, President**

+1 845 787 1373 Direct

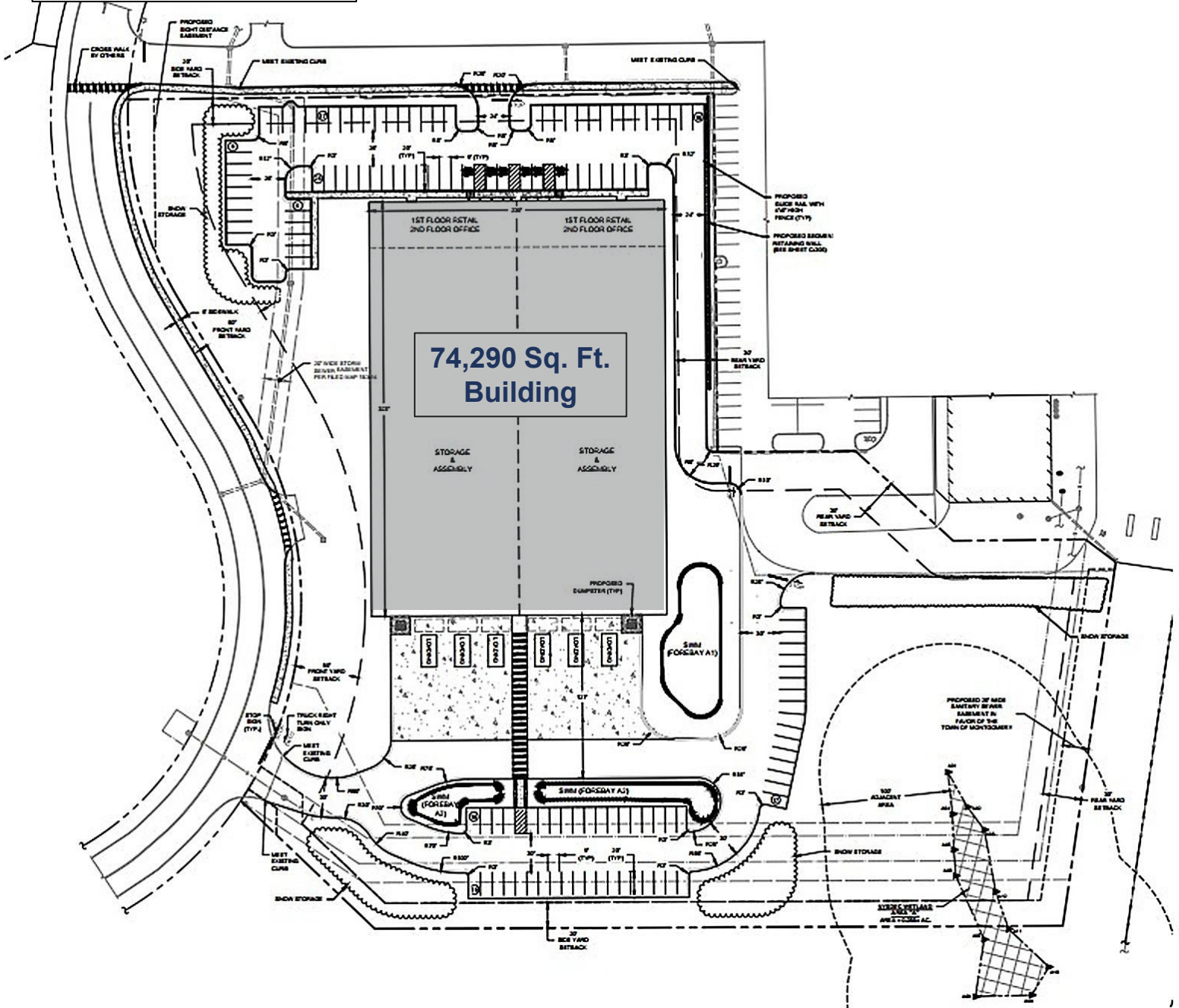
rscherreik@pyramidbrokerage.com

356 Meadow Avenue, 2<sup>nd</sup> Floor  
Newburgh, New York 12550

+1 845 522 5900

**pyramidbrokerage.com**

**Site Plan  
for 74,290 Sq. Ft.  
Flex Building**

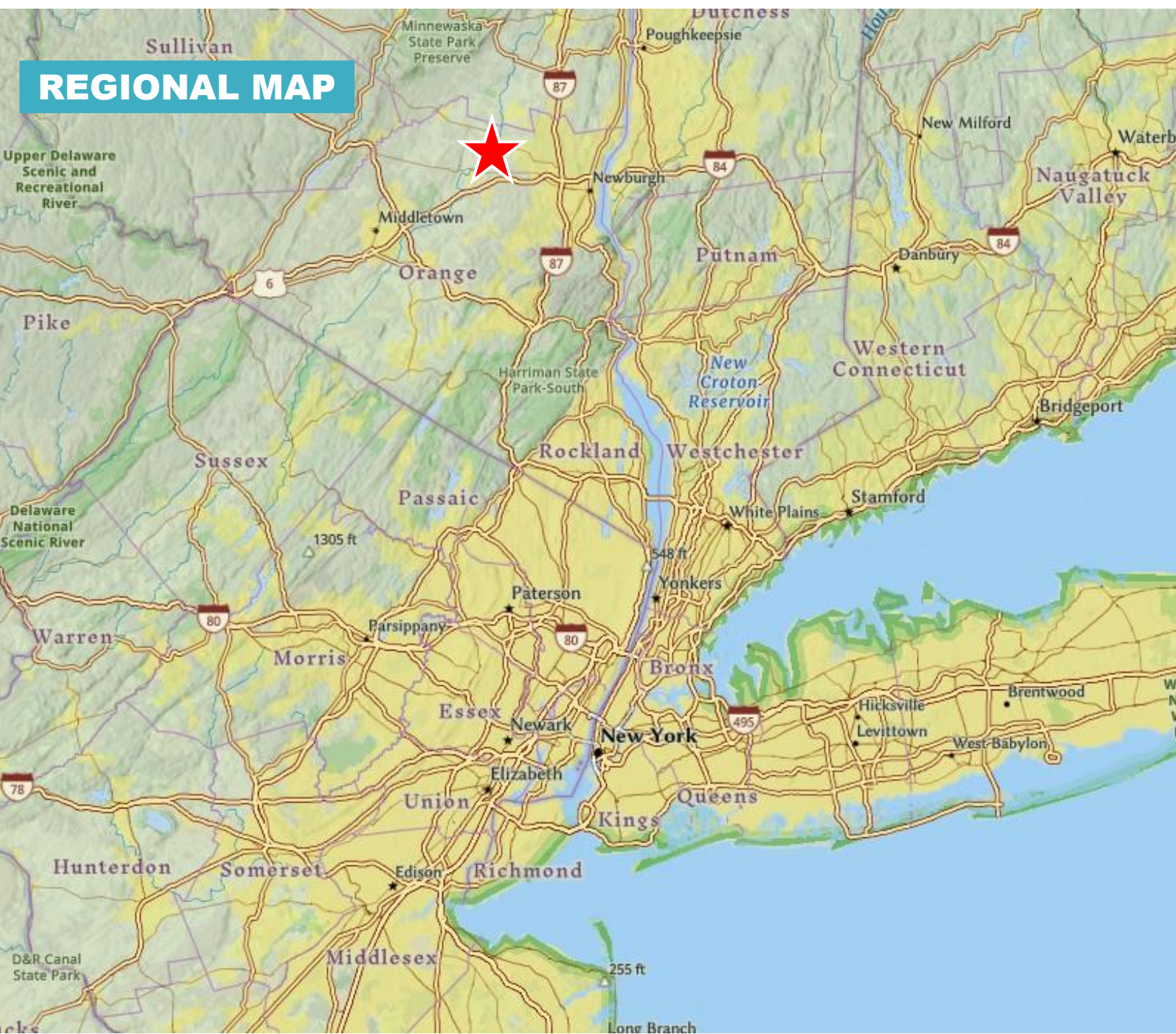


**EXCLUSIVE CONTACT**

**Robert W. Scherreik, SIOR, CCIM, MCR**  
**Real Estate Broker, President**  
 +1 845 787 1373 Direct  
 rscherreik@pyramidbrokerage.com

356 Meadow Avenue, 2<sup>nd</sup> Floor  
 Newburgh, New York 12550  
 +1 845 522 5900  
**pyramidbrokerage.com**

**REGIONAL MAP**



**EXCLUSIVE CONTACT**

**Robert W. Scherreik, SIOR, CCIM, MCR**  
**Real Estate Broker, President**

+1 845 787 1373 Direct

rscherreik@pyramidbrokerage.com

356 Meadow Avenue, 2<sup>nd</sup> Floor  
Newburgh, New York 12550

+1 845 522 5900

**pyramidbrokerage.com**