

RENT FURTHER REDUCED!
±3,150 SQ. FT. RETAIL SPACE

**333 Rte. 211 E
Middletown, NY**



333 ROUTE 211 E, MIDDLETOWN, NEW YORK

FOR MORE INFORMATION,
PLEASE CONTACT:

James Martin

Executive Vice President

EXCLUSIVE BROKER

MB CORPORATE
REAL ESTATE

110 Crystal Run Road, Suite 106
Middletown, NY 10941

Phone: (845) 928-6500 ext. 1
Cell: (845) 781-6302

Email:
martinj@mbcorpre.com

On the Web:
www.mbcorpre.com

PROPERTY:

±3,150 sq. ft. retail space. Located on Route 211E, Orange County's Major Retail Corridor. Suspended ceiling heights of ±9'-10'. Municipal water and sewer; natural gas heat. Zoned Highway Commercial.

ACCESSIBILITY:

- ±1.5 miles to Galleria at Crystal Run
- ±1.25 miles west of exit 120 and NY Route 17
- ±1.75 miles to I-84, exit 4
- ±25 minutes to Stewart Airport via I-84
- ±25 minutes to NY Thruway (I-87), exit 16, via Route 17
- ±30 minutes to NY Thruway (I-87), exit 17, via I-84

Note: Information herein is subject to errors; omissions; changes of price; rental, or other conditions; withdrawal without notice; and to any special listing conditions imposed by our principals. All areas and dimensions are approximate.

FOR LEASE

RENT FURTHER REDUCED!
±3,150 SQ. FT. RETAIL SPACE



333 ROUTE 211 E, MIDDLETOWN, NY

- LOCATION:** 333 Route 211 E, Town of Wallkill (Middletown postal designation), Orange County, New York. Located on Route 211, Orange County's Major Retail Corridor.
- ACCESSIBILITY:**
- ±1.5 miles to Galleria at Crystal Run
 - ±1.25 miles west of exit 120 and Route 17
 - ±1.75 miles to I-84, exit 4
 - ±25 minutes to Stewart Airport via I-84
 - ±25 minutes to NY Thruway (I-87), exit 16, via Route 17
 - ±30 minutes NY Thruway, exit 17, via I-84
- DESCRIPTION:** ±3,150 sq. ft. of retail space within a ±44,500 sq. ft. retail building situated on 2.6 acres.
- CEILING HEIGHT:** Suspended ceiling heights of ±9'-10'
- UTILITIES:** Separately metered, or sub-metered.
- UTILITIES:**
- | | |
|--------------|-------------|
| Water/Sewer: | Municipal |
| Heat: | Natural gas |
- PARKING:** 330 parking spaces for the entire complex.
- ZONING:** HC - Highway Commercial.

333 Route 211 E
Middletown, NY
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TAXES & CAM: ±\$3.49

LEASE TERM: Five (5) – Ten (10) year lease term.

OCCUPANCY: Immediate

RENT: **RENT FURTHER REDUCED!** \$17.00 psf, NNN plus taxes, CAM and utilities.

For further information or to arrange a tour, please contact:

James Martin, Executive Vice President
martini@mbcorpre.com

EXCLUSIVE BROKER

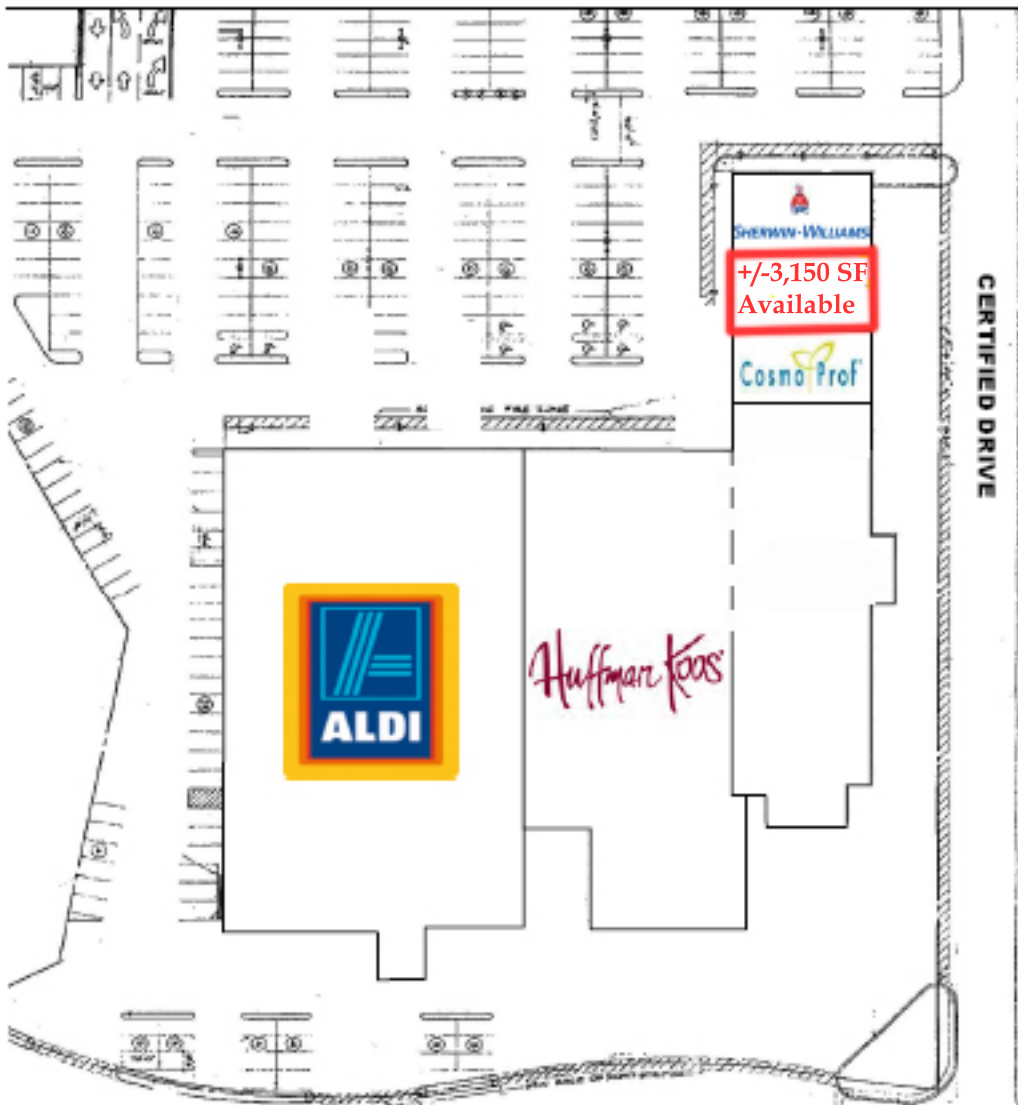
MB Corporate Real Estate
110 Crystal Run Road, Suite 106, Middletown, NY 10941
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On the Web: www.mbcorpre.com

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Shared/Public Drive/FACT SHEETS/ORANGE/0-ALL OC EXCL/333 Route 211 Middletown/Fact Sheet_333 Route 211 E Middletown_Retail_3150 SF Reduced.docx JM 8/3/2026



Route 211



333 Route 211, Middletown, NY

**333 Rte. 211 E
Middletown, NY**

**Space Available
+/-3,150 SF**

