


FOR SALE

PROPANE BULK STORAGE & DISTRIBUTION FACILITY

10,328 Sq. Ft. Industrial Building | ±3.10 Acres

Property Summary

Opportunity to acquire a fully-improved propane bulk storage and distribution facility located along Route 209 in Wurtsboro, NY.

The property is improved with approximately 10,328 square feet of warehouse and service garage space situated on 3.10 acres.

The facility has historically operated as a propane bulk plant and includes approximately 90,000 gallons of propane storage capacity, vehicle service infrastructure and outdoor storage areas.

Highlights

Acreage	± 3.10 Acre Industrial site
Total Square Feet:	±10,328 SF Total improvements
Office Area:	±6,860 SF Office / Warehouse building
Service Area::	±3,468 SF Service garage building

Existing Propane Facility:

- Three (3) 30,000-Gallon propane storage tanks
- Approximately 90,000 gallons total propane storage capacity
- Existing propane autogas fueling system
- Private Well & Septic

Location:

- 0.8± Miles to I-86 / NY-17 Exit 113
- 10± Miles to I-87 (NYS Thruway) Exit 16
- 24± Miles to I-84 / I-87 Interchange
- 47± Miles to Stewart International Airport
- 75± Miles to New York City

Offered For Sale: \$875,000

EXCLUSIVE CONTACT

James DeSimone, SIOR
Associate Real Estate Broker

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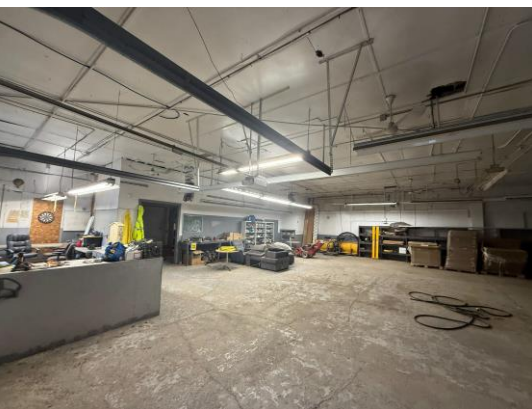
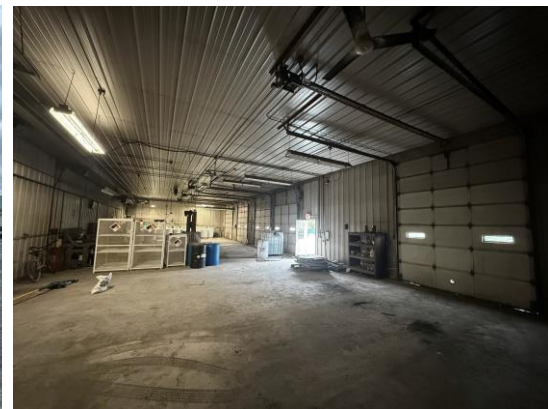
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PHOTOS



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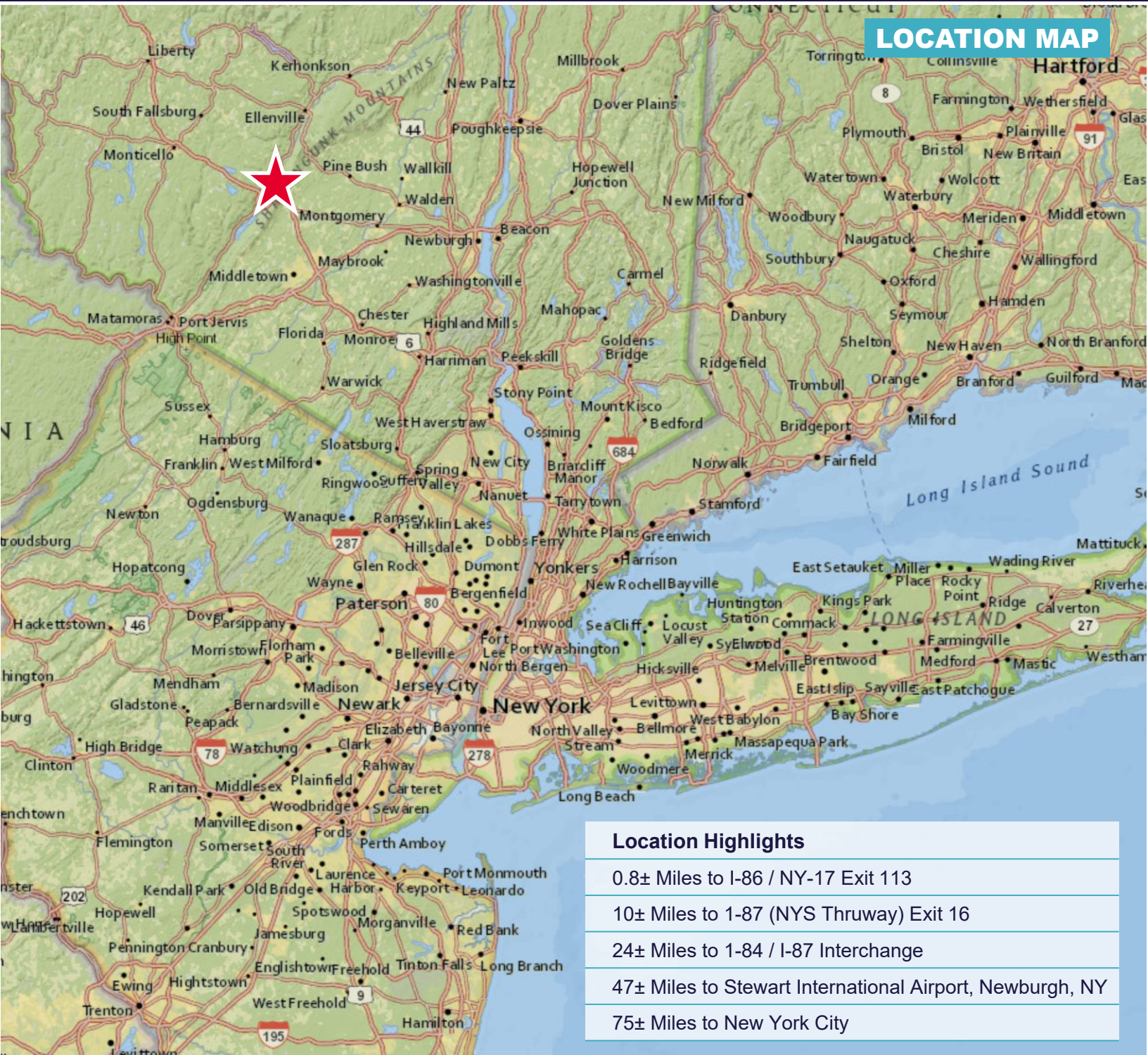
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LOCATION MAP

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