



21- DOOR TRUCK TERMINAL FOR SALE

6,264 Sq. Ft. Industrial Building | ±6.30 Acres

Property Summary

Located just 1 mile from Interstate 84 Exit 32 in the heart of the Hudson Valley's transportation corridor, this property offers a well-positioned truck terminal and fleet operations facility with immediate access to both Interstate 84 and Interstate 87 (NYS Thruway). The ±6.30-acre site is improved with a 21-position truck terminal consisting of a ±6,264 SF industrial building featuring ±4,700 SF of clear-span freight dock space with approximately 10' clear height, and ±1,564 SF of office space with recently upgraded HVAC systems. The property also includes approximately ±3.00 acres of fenced and improved yard area, a ±368 SF tire/storage shed, a 1,200-gallon on-site diesel fueling tank, and overflow vehicle parking with 57 auto park spaces.

Total Size	± 6,264 SF on ± 6.30 Acres
Freight Dock Area:	±4,700 SF (75' x 63') with ±10' clear height, clear span throughout
Office Area:	±1,564 SF with recently upgraded HVAC system
Dock Positions:	21 dock truck terminal positions
Tire Shed:	±368 SF (24' x 15'4") accessory storage building
Fenced Yard:	±3.0 Acres of building and paved improvements (expandable)
Parking:	57 auto parking spaces
Fueling:	1,200-Gallon on-site diesel fuel tank
Taxes (2025):	\$16,928 total (\$11,428 school + approximately \$5,500 town/county)
Location:	1 mile to I-84 Exit 32, 3.5 miles to NYS Thruway Exit 17

Call for Pricing.

EXCLUSIVE CONTACT

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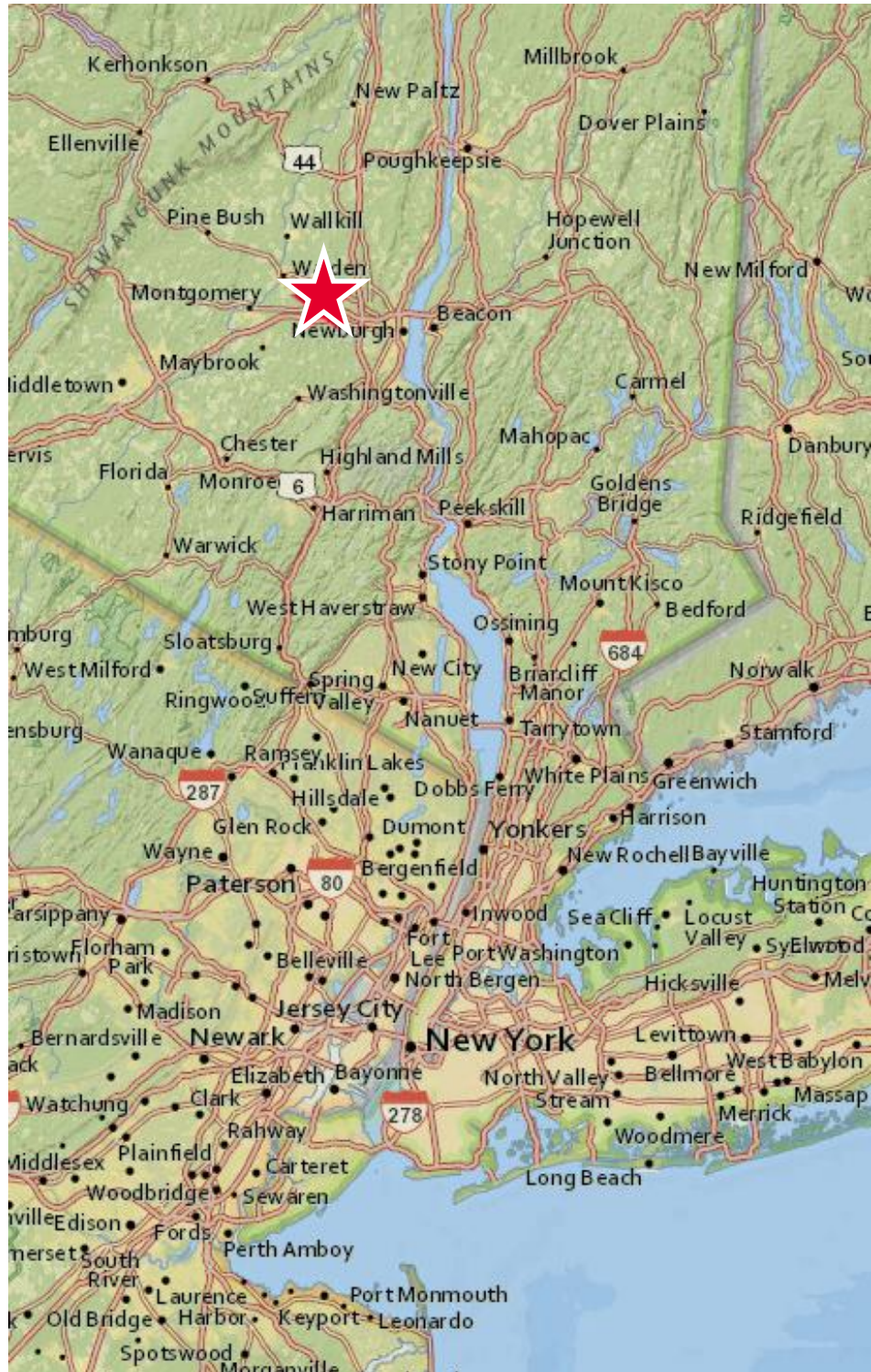
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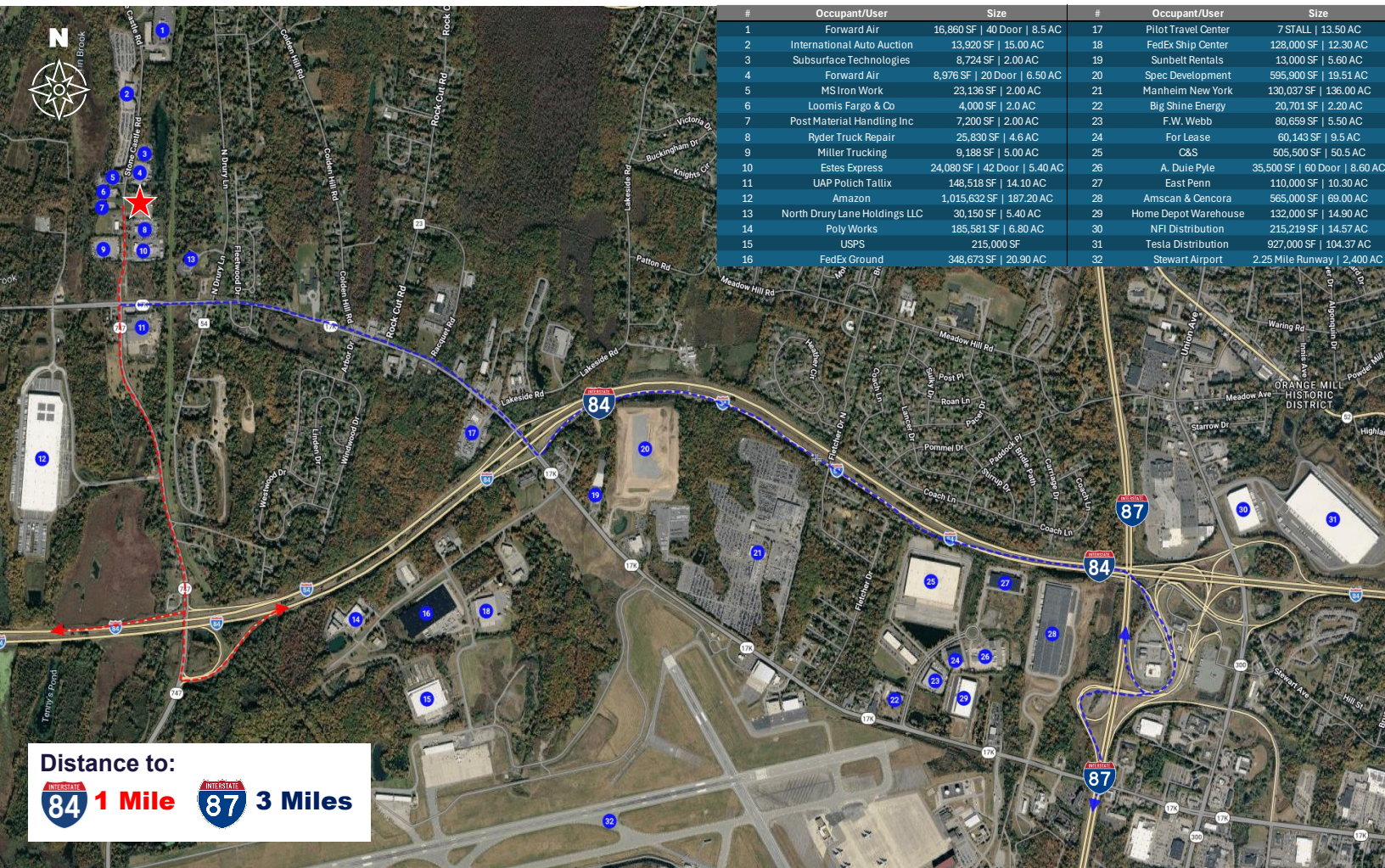
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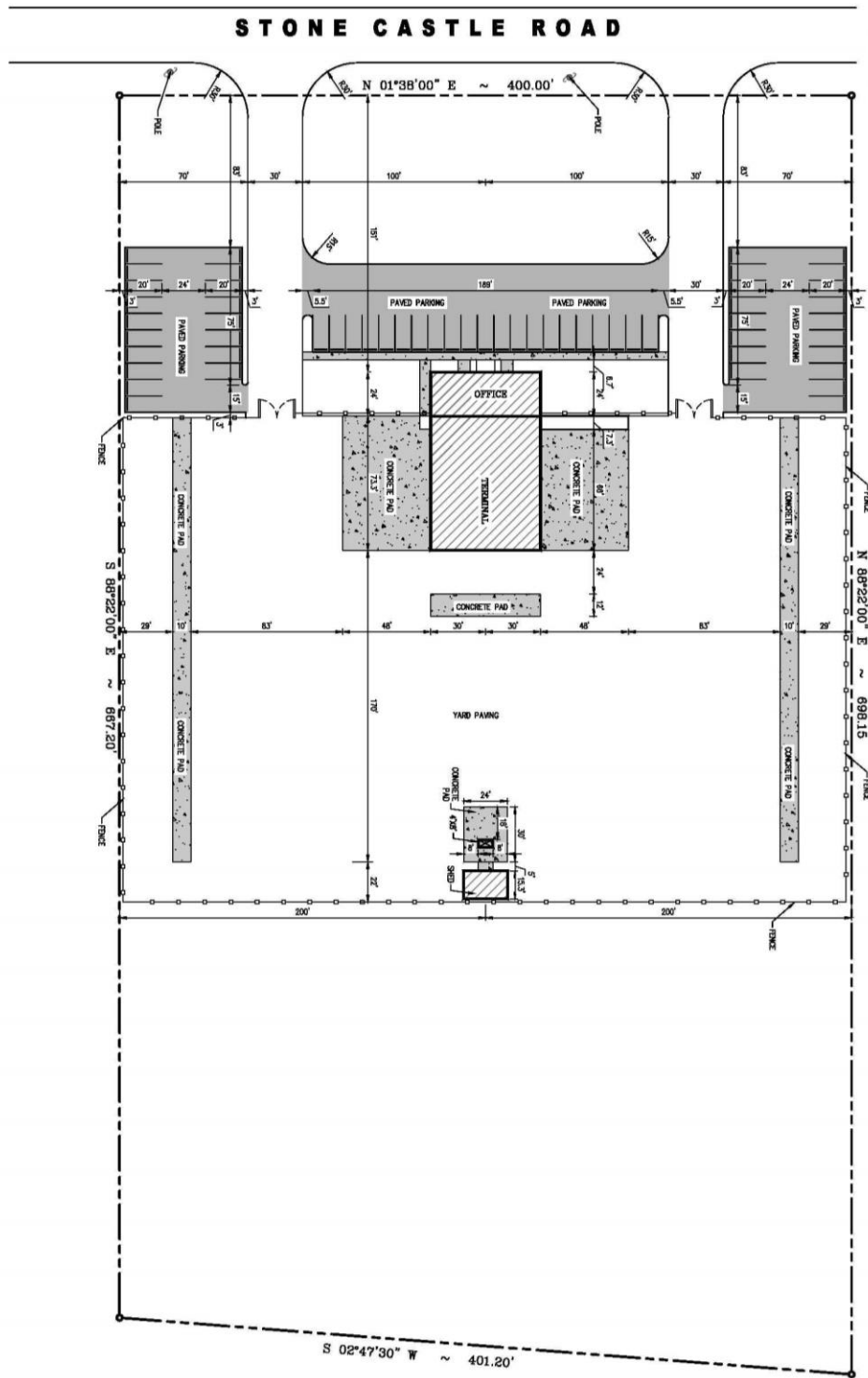
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