


FOR LEASE

WAREHOUSE / MANUFACTURING / OFFICE FACILITY

62,000 Sq. Ft. Available in 82,000 Sq. Ft. Building on ±14.4 Acres

Property Highlights

- 62,000 sq. ft. available in steel frame and masonry building with 3 tailgate doors, one drive-in door, & one door for trash compactor. 17' clear height ceiling in majority of industrial area. 2000-amp electric service. 105 car parking spaces. 100% sprinklered. Property served by municipal sewer and water, and natural gas.
- Only ±55 air miles northwest of Times Square in New York City in fast-growing Orange County with quick access to NYC, Westchester County, Long Island, and northern and central NJ via extensive highway network.
- Good highway access: ½ mile to N.Y. Route 208 and 2 miles to N.Y. Route 17K, 7 miles to N.Y. Thruway Exit 17 (Newburgh) and 4 miles to Interstate 84 Exit 28 (Montgomery). 30-minute drive to Monroe, NY; 45-minutes to Mahwah, NJ; 60 minutes to Governor Cuomo Bridge, and 70 minutes to George Washington Bridge.
- Rent – \$11.50 per sq. ft. triple net. Available vacant 2026Q2. Sale will be considered.



EXCLUSIVE CONTACT

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View from East

Location & Access

- 62,000 sq. ft. including 8,800 sq. ft. office area available in ±82,000 sq. ft. building on ±14.4 nicely landscaped acres. Municipal sewer and water, and natural gas service.
- Strategic location in fast-growing Orange County, NY – less than 5 miles from major industrial buildings for Medline, Amazon, Staples, Cardinal Healthcare, and UNFI.
- Quick highway access. ½ mile to N.Y. Route 208 and 2 miles to N.Y. Route 17K, 7 miles to N.Y. Thruway Exit 17 (Newburgh) and 4 miles to Interstate 84 Exit 28 (Montgomery). 30-minute drive to Monroe, NY; 45-minutes to Mahwah, NJ; 60 minutes to Tappan Zee Bridge, and 70 minutes to George Washington Bridge.
- Located in Village of Walden, with a proven local blue-collar workforce.


Office Area from West

North Loading Area

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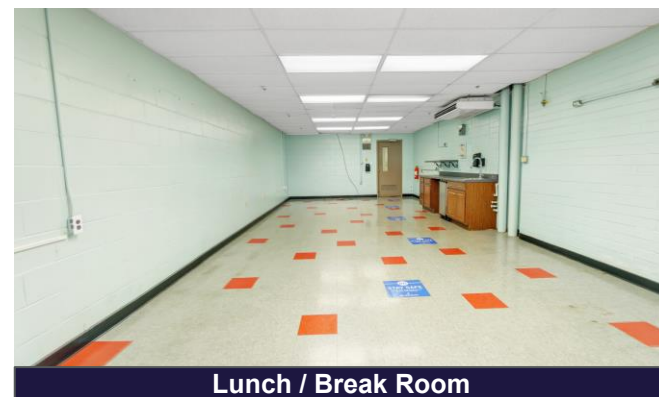
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Building Features

- ±13,500 sq. ft. of office space (±8,850 sq. ft. on ground level, and ±4,650 sq. ft. on mezzanine level). Includes large conference/training rooms, kitchenettes, and gym.
- Industrial space has 17' clear height under eaves in ±42,112 sq. ft. Main Section, and 14'-8" sloping to 12'-8" in ±6,300 sq. ft. North Section.
- Column spacing of 26' x 22' in Main Section, and 30' x 20' in North Section.
- Total of three (s) tailgate-level loading docks: one 12' x 12' door to loading platform on west wall of Main Section, one 8' x 10' with plate leveler on north wall of Main Section, and one 8' x 10' on east wall of North Section. Also one 5' wide x 9' high drive-in door and one 10' wide x 15'-6" high drive-in door for trash compactor on north wall of Main Section.
- Building is 100% sprinklered with a wet system, with incoming 60 psi water pressure.
- Heavy electrical service. Primary service from NYS Electric & Gas feeds 2,000 amp, 3 phase, 240 volt secondary switchgear.
- Energy-efficient fluorescent lighting in industrial areas with motion sensors.
- Heating in Main Section from ceiling-hung radiators fed by hot water from two 1.2 Mbtu natural gas or oil-fired boilers. Roof-mounted package unit provides HVAC to main office areas. Two process steam boilers. 3,000 gallon above-ground oil tank.
- Two 40-hp Sullair air compressors, refrigerated air dryer, and air lines throughout building.
- Phone/Internet fiber provided by Frontier Communication.



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Exterior from West



Loading Area – West wall of Main Section



Industrial Area – Main Section



Loading Area – North wall of Main Section



Heavy Electrical Service – 2000 amps



Loading Area - North Industrial Section

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SITE PLAN



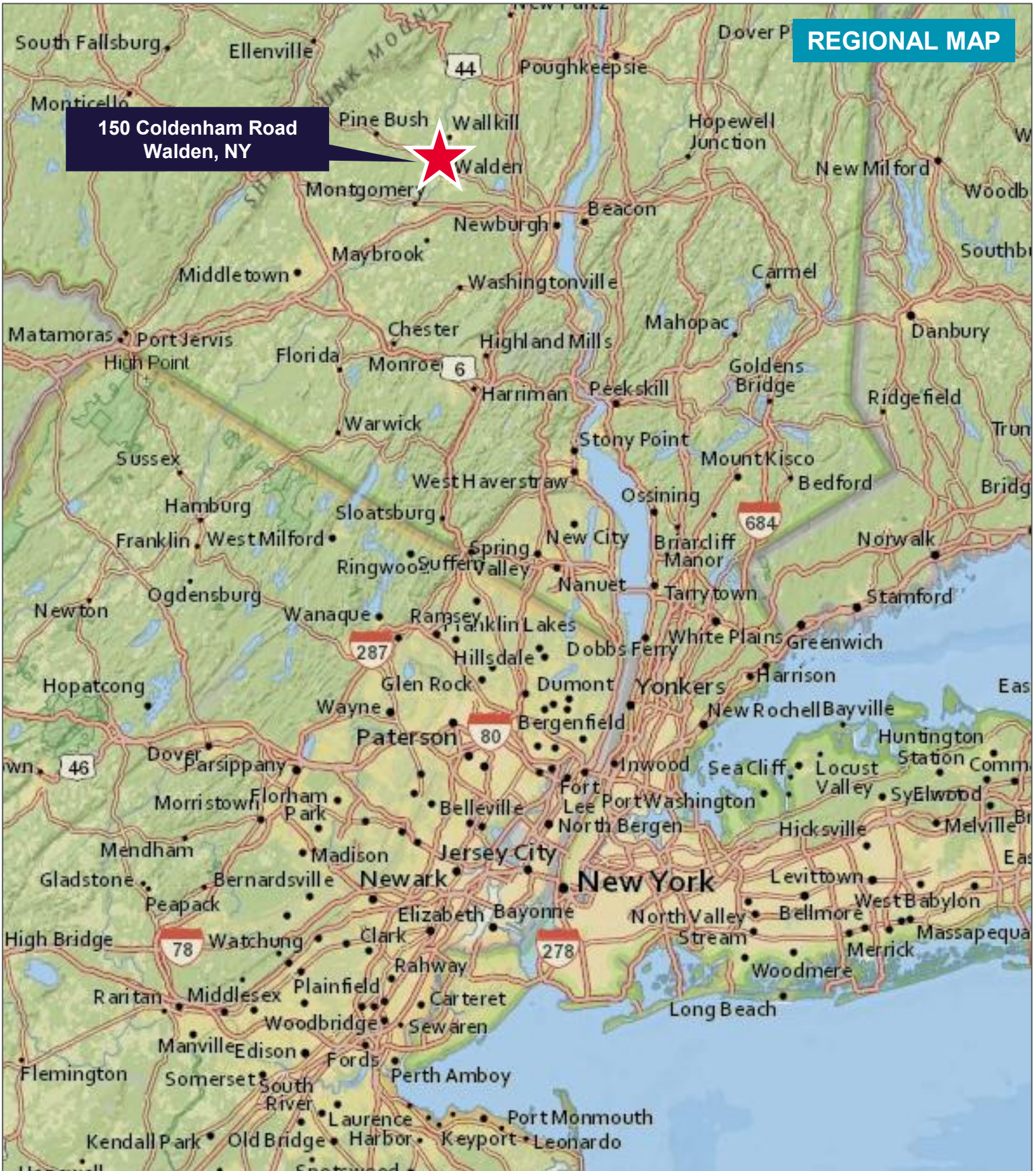
-  = Tailgate Door
-  = Drive-in Door

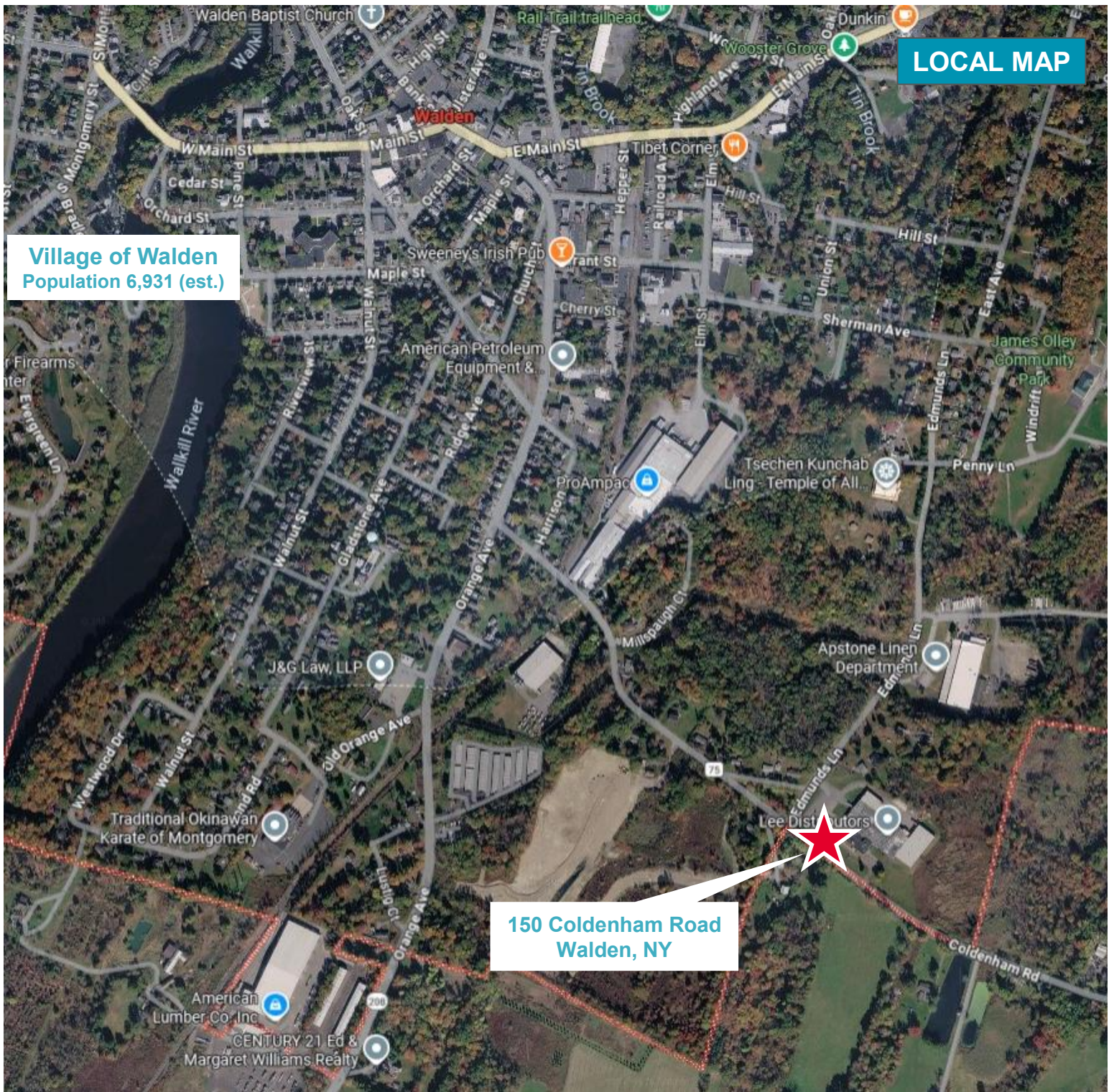
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