

10,205± SF OFFICE / LAB SPACE AVAILABLE

FOR LEASE

Now available for lease at **52 Sunrise Park Road** is 10,205± sq. ft. first floor office/lab space. It was previously the headquarters and research center for Balchem Corporation since the building was finished in 2003. The two-story building totals 20,828 square feet and is located on a 5.12-acre site within Orange County, one of New York State's fastest growing counties.

The property provides abundant on-site surface parking totaling 126 spaces, or a generous ratio of 6.05/1,000. **52 Sunrise Park Road** is one of the Middletown area's highest quality office and/or research buildings. The property's features in conjunction with its accessibility and proximity to housing and local retailers makes it a great workplace within Orange County.



EXCLUSIVE CONTACT

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PROPERTY HIGHLIGHTS

Year of Construction: 2003

Total Bldg. Area: 20,828 square feet

Rentable Floor Area: 1st floor: 10,205 (at grade); 2nd floor occupied

Lot Size: 5.12 acres

Access: Sunrise Park Road via Route 17M and Interstate 84 (Exit 15)

Parking: 126 surface spaces – 6.05/1,000 SF ratio

Stories: Two stories, exterior entrances on each floor.

Floor: Concrete slab on grade on first floor and poured concrete over steel on second floor. Floors covered with carpet and vinyl. Ceramic tile in restrooms.

Elevators: One Otis elevator with a capacity of 2,100 lbs. or 12 persons.

BUILDING SYSTEMS

HVAC: Natural gas fired roof-top heating and cooling units, along with a natural gas fired boiler on the lower floor.

Electricity: 1,200-amp service, fluorescent lighting, uninterruptible power system.

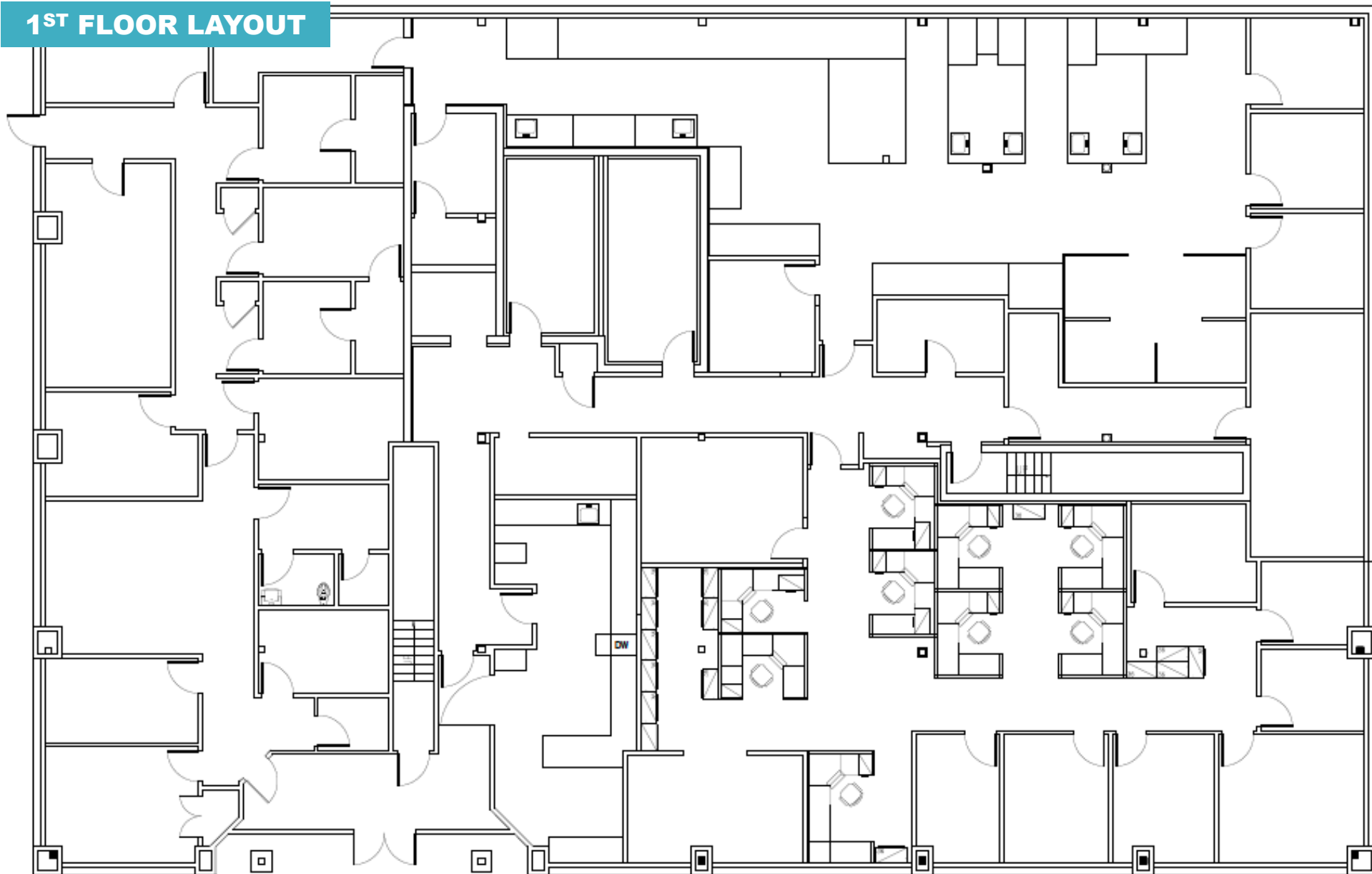
Water & Sewer: Building served both municipal water and on-site well. Both municipal sewer system and on-site septic systems available.



126 PARKING SPACES
6.05/1,000 SF RATIO



1ST FLOOR LAYOUT



LOCATION

52 Sunrise Park Road is located along a principal commercial thoroughfare that serves the Middletown, NY area in the Hudson Valley in New Hampton, Orange County, NY.

DISTANCE TO:

- 4 miles to Interstate 84
- 5 miles to NY-17
- 6 miles to Galleria at Crystal Run
- 18 miles to Harriman, NY
- 19 miles to Interstate 87
- 22 miles to Newburgh, NY
- 22 miles to New York Stewart International Airport
- 34 miles to Airmont, NY
- 37 miles to Mahwah, NJ
- 58 miles to the George Washington Bridge
- 65 miles to New York City

