

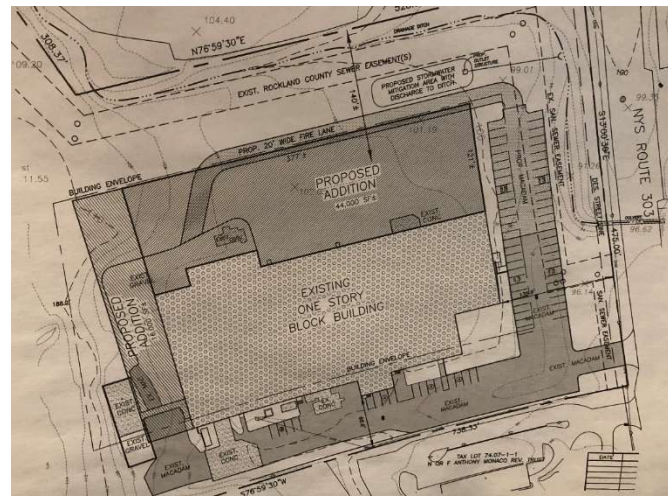
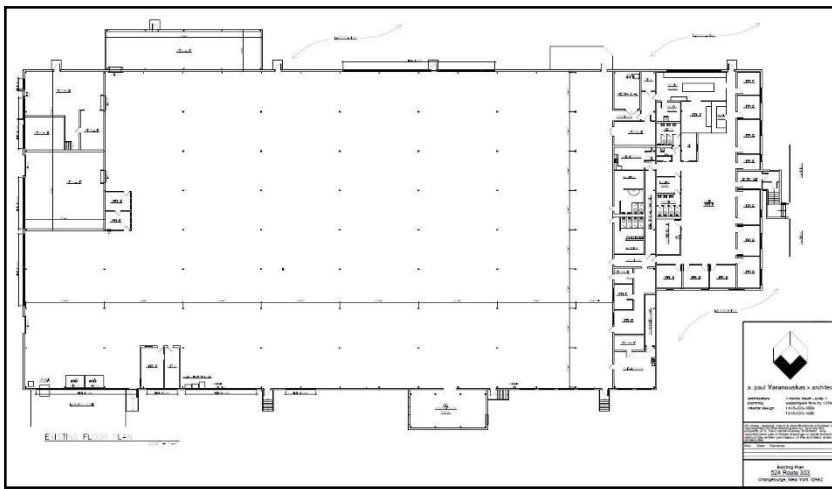
524 Route 303, Orangeburg, NY FOR SALE \$16,250,000



NRT



Fully Leased Existing $\pm 61,538$ Sq. Ft. Thru 2027
PLUS Potential New Construction of
 $\pm 60,000$ Building on ± 8.3 Acres



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Coldwell Banker Commercial NRT
170 North Main Street
New City, New York 10956

MANUFACTURING, WAREHOUSE, & OFFICE FACILITY ±61,538 Sq. Ft. Building on ±8.3 Acres

Property Description with Existing Structure:

Single-level steel frame and masonry industrial and office building in good condition on 8.3 Acre lot. The 61,538 sq. ft. building includes +/-6,400 sq. ft. of fully renovated office space with new air conditioning and heating equipment. Existing structure currently has two excellent tenants occupying the entire building.

ZONING: LO-Laboratory/Office district with Special Permit in place for Light Manufacturing.

LOADING DOCKS: Four +/- 8' X 9' loading docks with 7' X 7' plate levelers.

DRIVE-INS: Each tenant have a Drive-In of +/- Four +/- 8' X 10'.

CEILING HEIGHTS: Heights of about 15' 3" that could be raised to 25' clear.

COLUMN SPACING: Mostly 20' X 40".

LIGHTING: All high efficiency LED lighting throughout the entire warehouse and new lighting in office complex.

SPRINKLER SYSTEM: 100% wet system throughout building. Incoming 150 psi water pressure;

DRIVEWAYS: Newly paved side driveways and newly paved rear areas.

BATHROOMS: Men's and Women's bathrooms throughout industrial areas and in all office areas.

SEWER LINES: Connects from building to municipal system;

WATER: Domestic and fire control water supplied by public system with 8"-main at 155 psi into building.

ELECTRIC & GAS: Supplied by Orange & Rockland Utilities;

PROPERTY & PARKING: +/-90 perimeter parking spots around structure on 8.3 treed park-like acres;

HVAC: Industrial Areas have heat provided mostly by natural gas-fired ceiling-hung unit heaters. Office Areas has heat provided by perimeter hot water baseboards, with natural gas-fired boiler. All new split units installed throughout office.

RAILROAD SPUR: The potential exists for the new owners to develop a railroad track and roadbed loop-line that would branch to the property line from the trunk line and then rejoin the main line.

UTILITIES:

Domestic and fire control water supplied by public system with 8" main at 155 psi into building.

Sewer line from building connects to municipal system.

Electric is 2,000 amp, 480/277 volt, 3 phase, 4 wire switchgear in building and supplied by Orange and Rockland.

Natural Gas has large capacity service into building with gas supplied by Orange and Rockland Utilities.

ZONING:

Town of Orangetown's "LO – Laboratory/Office district.

Property Taxes:

Property taxes are ±\$3.00 per sq. ft. based on 2025 Town and County taxes and 2024-25 School Taxes

LOCATION:

Situated only ±20 air miles north of Times Square in NYC in suburban setting. Quick access to NYC, Westchester County, Long Island, and northern and central NJ via extensive highway network. Good highway access: 5-minute drive via NY Route 303 to NYS Thruway Exit 12 per Google Maps, 10 minutes to Mario Cuomo Bridge. 3 minutes to PIP Exits 5 and 6, and 24 minutes to G.W. Bridge.



ADDITIONAL ±60,000 SF OF MANUFACTURING, WAREHOUSE, & OFFICE FACILITY

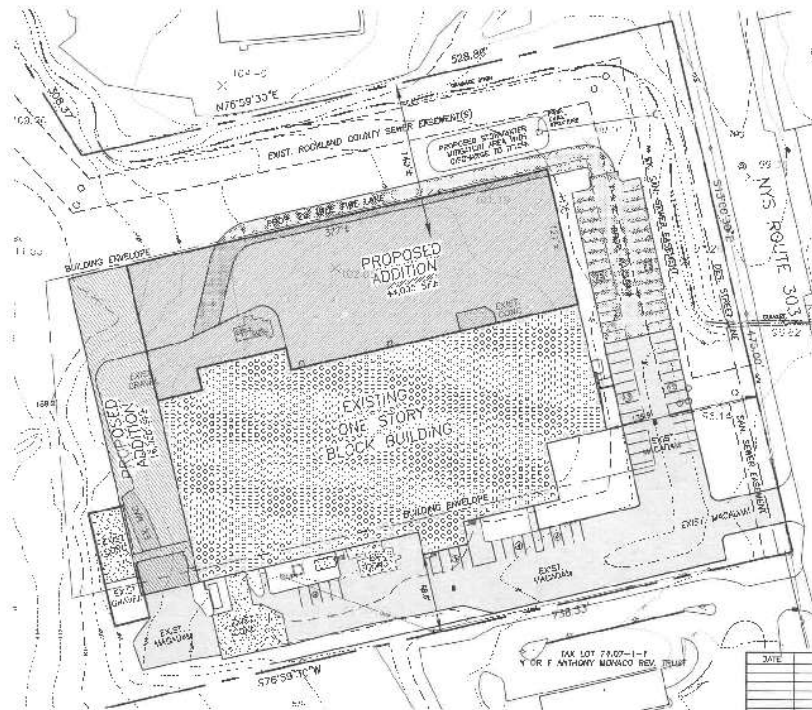
Potential for +/- 40,000 to 60,000 SF Addition:

The current owners have already engaged consultants, architects, engineers, and legal counsel to support their expansion proposal and are actively involved in meetings with the Building Department and Planning Boards. All documents related to the proposed expansion and the work that has already been completed will be shared with qualified buyers. Sale is not contingent on receiving final approval for this expansion but the process is continuing and we have already received positive feedback on its approval.

Description of New Structure:

Single-level steel frame and masonry structure of +/- 60,000 sq. ft. with ceiling heights of 25', loading docks and drive-ins to be determined, large open parking areas, office spaces as determined by tenants, high-efficiency lighting and HVAC, bathroom and kitchen areas as determined by tenants, etc. Construction loan is already secured for this expansion and can be assumed at a very favorable rate, subject to Lender's approval. Development plans are complete and ready to move ahead for approvals for an industrial complex of ±120,000 sq. ft.

See design below.



**CURRENT TENANTS OCCUPYING THE ENTIRE
±61,538 SF BUILDING THRU 2027**