

**FOR SALE & LEASE**

## WAREHOUSE / MANUFACTURING / OFFICE FACILITY

82,000 Sq. Ft. Building on ±14.4 Acres | Divisible to 10,000 - 30,000 Sq. Ft.

Sale Price: Call for information | For Lease: \$7.95 PER SQ. FT. NNN

### Property Highlights

- 82,000 sq. ft. steel frame and masonry building with 4 tailgate doors, one drive-in door, & one door for trash compactor. 17' clear height ceiling in majority of industrial area. 2000-amp electric service. 135 car parking spaces. 100% sprinklered. Property served by municipal sewer and water, and natural gas.
- Divisible to 10,000 - 30,000 sq. ft.
- Owner will leaseback 30,000 sq ft.
- 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.

### EXCLUSIVE CONTACT

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**FOR SALE & LEASE****View from East**

### Loading & Access

- 4 tailgate docks – 1 (one) 12' x 12' and 3 (three) 8' x 10'
- Drive-in door – 5' W x 9' H
- 135 Surface parking spaces

### Mechanical & Electrical

- 2,000 amp / 3-phase / 240V power service
- Municipal water, sewer & gas
- 100% wet sprinkler system
- Heating – ceiling-hung gas units
- HVAC – roof-mounted units (office areas)
- Fiber internet

**Office Area from West**

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**Loading Area – North wall**



**Loading Area – West wall of Main Section**



**Industrial Area – Main Section (before racking)**



**Industrial Area – Main Section – Existing racking**



**Heavy Electrical Service – 2000 amps**



**Loading Area - North wall of main section**

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**SITE PLAN**



**Space Breakdown**

**Main Section**

- 44,500 sq. ft.
- 17' clear
- Columns 26' x 22'
- 3 Docks
- 1 Drive-In

**North Section**

- 6,500 sq. ft.
- 12'-14'8" clear
- Columns 30' x 20'
- 1 Dock

**Office Wing**

- 8,800 sq. ft. ground floor
- 1,200 sq. ft. 2<sup>nd</sup> floor office
- Conference rooms
- Kitchenettes
- Gym

**East Section**

- 21,000 sq. ft. (currently leased)

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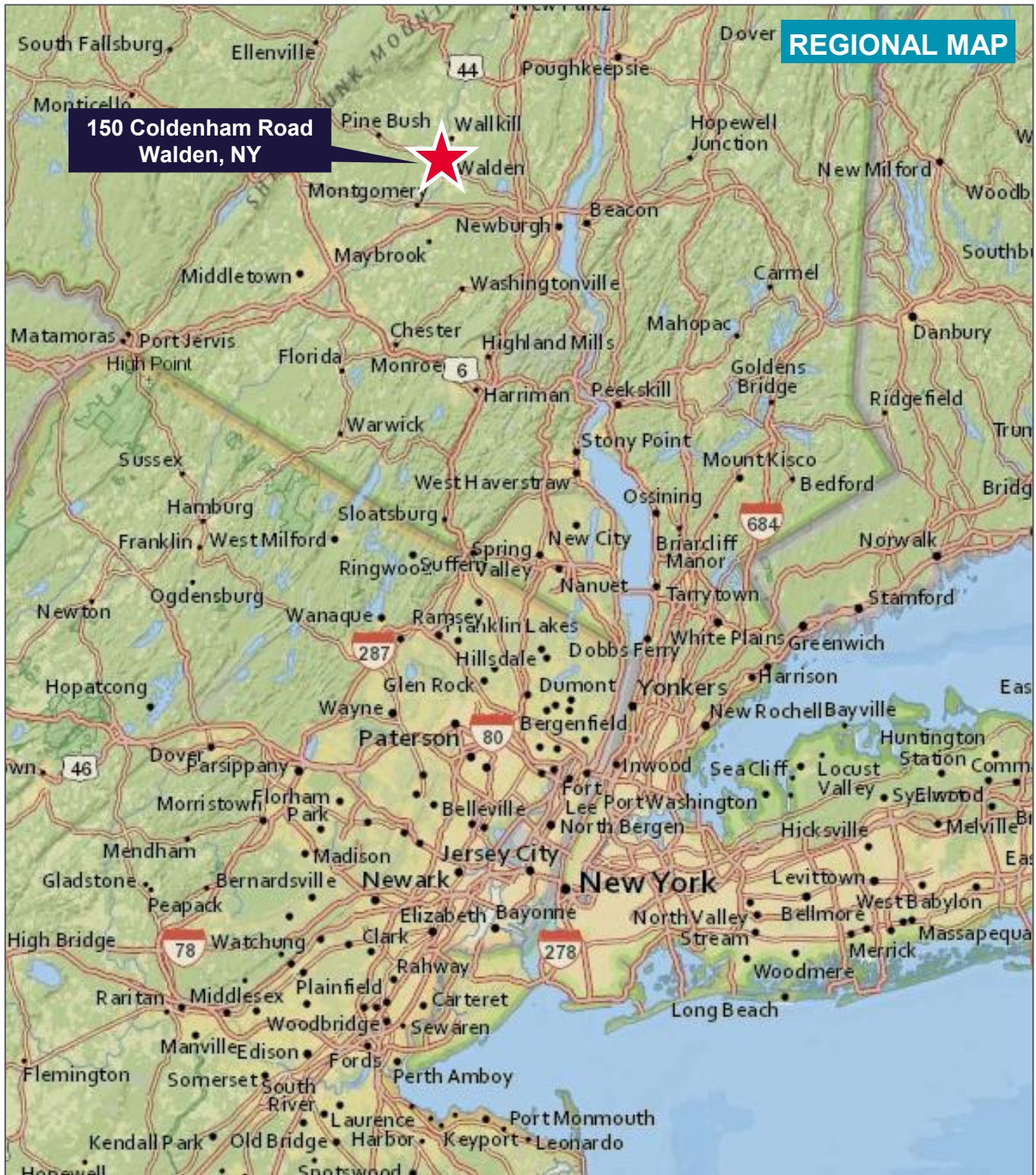
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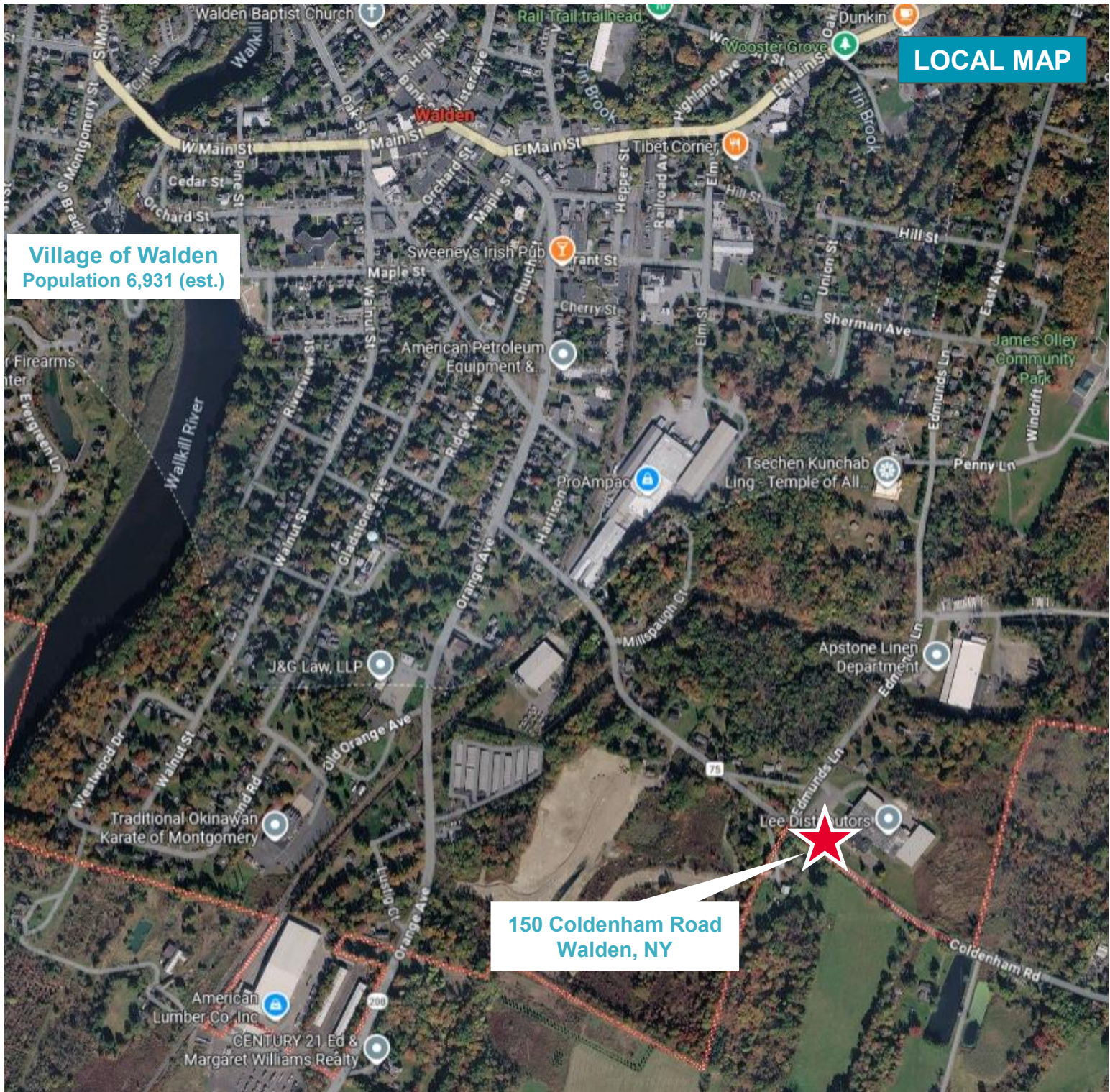


**REGIONAL MAP**

**150 Coldenham Road  
Walden, NY**

**Location**

- ½ mile to NY Route 208 • 2 miles to NY Route 17K • 7 miles to NY Thruway Exit 17 • 4 miles to I-84 Exit 28
- 30 minutes Monroe, NY • 45 minutes Mahwah, NJ • 60 minutes Gov. Cuomo Bridge • 70 minutes GWB
- ±55 air miles from Midtown Manhattan



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