



INDUSTRIAL/RETAIL PROPERTY FOR SALE

1005 ROUTE 9W

FORT MONTGOMERY, NY 10922

Jason Horowitz

Broker of Record

845.323.9177

Jason@TriforceCRE.com

17 North Washington Street, Tarrytown, NY 10591 ▲ 845.450.6500 ▲ triforcecre.com

Confidentiality & Disclaimer

All materials and information received or derived from Triforce Commercial Real Estate LLC its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Triforce Commercial Real Estate LLC its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Triforce Commercial Real Estate LLC will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Triforce Commercial Real Estate LLC makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Triforce Commercial Real Estate LLC does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Triforce Commercial Real Estate LLC in compliance with all applicable fair housing and equal opportunity laws.

| | |
|---------------------------|----|
| PROPERTY INFORMATION | 3 |
| PROPERTY SUMMARY | 4 |
| PROPERTY DESCRIPTION | 5 |
| COMPLETE HIGHLIGHTS | 6 |
| ADDITIONAL PHOTOS | 7 |
| LOCATION INFORMATION | 8 |
| REGIONAL MAP | 9 |
| LOCATION MAP | 10 |
| AERIAL MAP | 11 |
| FINANCIAL ANALYSIS | 12 |
| FINANCIAL SUMMARY | 13 |
| EXPENSES | 14 |
| DEMOGRAPHICS | 15 |
| DEMOGRAPHICS MAP & REPORT | 16 |
| ADVISOR BIO | 17 |
| ADVISOR BIO | 18 |
| ADVISOR BIO | 19 |





SECTION 1

PROPERTY INFORMATION

17 North Washington Street, Tarrytown, NY 10591 ▲ 845.450.6500 ▲ triforcecre.com



Property Description

Introducing a prime investment opportunity in the Fort Montgomery area: a well-appointed 7,500 SF industrial property. Boasting a strategic location, this property offers seamless access to major transportation highways, facilitating efficient distribution and logistics operations. With ample space for warehousing and manufacturing, the building is designed to meet the needs of modern industrial enterprises. Its adaptable layout and versatile features make it an ideal choice for investors seeking a property tailored for industrial, warehouse, and distribution purposes. Don't miss the chance to acquire this versatile asset in a highly sought-after location.

Property Highlights

- Modern and well-maintained property with 7,500 SF of versatile space.
- Adaptable layout and versatile features tailored for industrial, warehouse, and distribution purposes.
- Strategic location offering seamless access to major transportation routes.
- Ideal for businesses seeking efficient distribution and logistics capabilities.

Offering Summary

| | |
|------------------|-----------------------------|
| Sale Price: | \$1,900,000 |
| Lease Rate: | \$15,000.00 per month (NNN) |
| Number of Units: | 1 |
| Available SF: | 7,500 SF |
| Lot Size: | 20,326 SF |
| Building Size: | 7,500 SF |

| Demographics | 0.3 Miles | 0.5 Miles | 1 Mile |
|-------------------|-----------|-----------|-----------|
| Total Households | 174 | 364 | 720 |
| Total Population | 428 | 899 | 1,755 |
| Average HH Income | \$116,744 | \$114,652 | \$126,184 |





Property Description

Introducing a prime investment opportunity in the Fort Montgomery area: a well-appointed 7,500 SF industrial property. Boasting a strategic location, this property offers seamless access to major transportation highways, facilitating efficient distribution and logistics operations. With ample space for warehousing and manufacturing, the building is designed to meet the needs of modern industrial enterprises. The property features three drive in bays; two on the second deck each with 11 foot clearance; and a third on the ground level with 6 foot clearance. Ceiling heights on the second deck (behind the showroom) are 18 feet at its apex. The showroom features floor to ceiling windows with stunning "eastern exposure" views of the Hudson. Its adaptable layout and versatile features make it an ideal choice for investors seeking a property tailored for industrial, warehouse, and distribution purposes. Don't miss the chance to acquire this versatile asset in a highly sought-after location.

Location Description

Situated in the historic town of Fort Montgomery, NY, this prime location boasts a serene setting with easy access to a wealth of amenities. With scenic views of the Hudson River and renowned hiking trails in Bear Mountain State Park, residents and employees at the property can enjoy the natural beauty of the area. Nearby attractions like the United States Military Academy at West Point and the Storm King Art Center offer abundant cultural and recreational opportunities. The area's proximity to major highways and public transportation also provides convenient connectivity to urban centers, making it an ideal choice for investors and tenants seeking a combination of tranquility and accessibility.



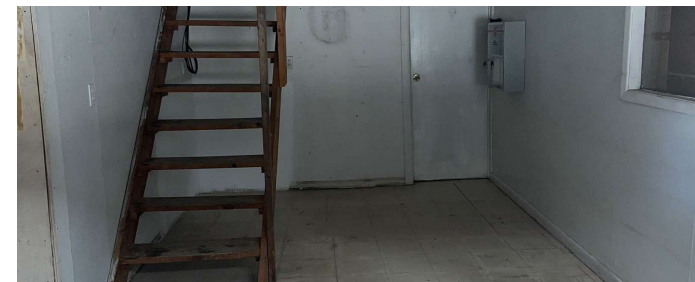
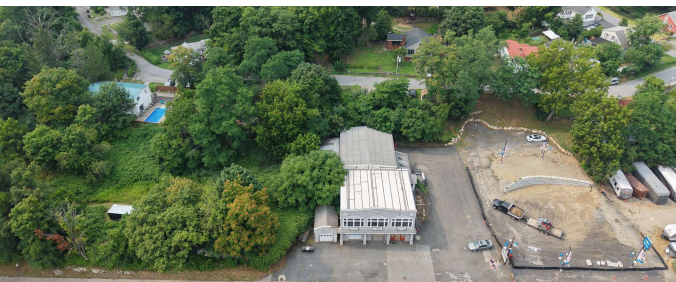
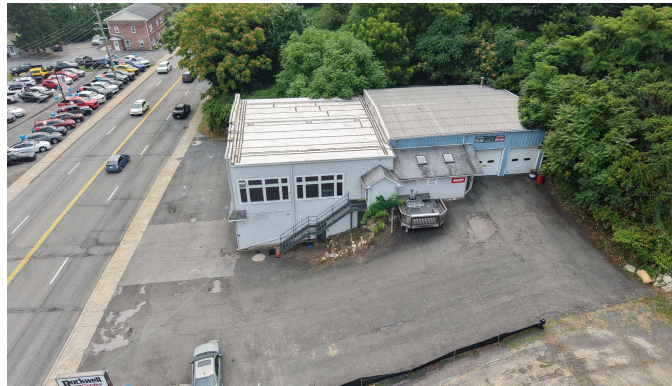
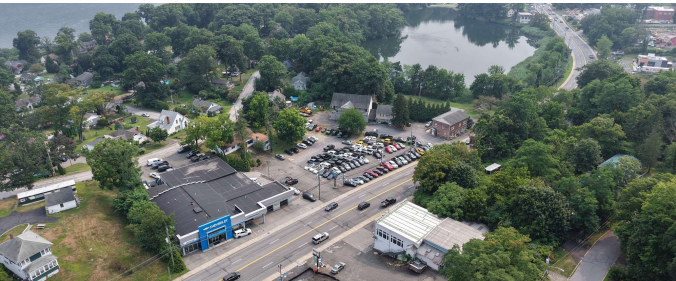
Property Highlights

- Modern and well-maintained property with 7,500 SF of versatile space.
- Adaptable layout and versatile features tailored for industrial, warehouse, and distribution purposes.
- Strategic location offering seamless access to major transportation routes.
- Ideal for businesses seeking efficient distribution and logistics capabilities.
- Strategic location for efficient distribution and logistics operations.
- Ample space for warehousing and manufacturing.
- Adaptable layout and versatile features.
- Tailored for industrial, warehouse, and distribution purposes.
- Modern and well-maintained 7,500 SF building.
- Highly sought-after location in Fort Montgomery area.



ADDITIONAL PHOTOS

1005 Route 9W





SECTION 2

LOCATION INFORMATION

17 North Washington Street, Tarrytown, NY 10591 ▲ 845.450.6500 ▲ triforcecre.com

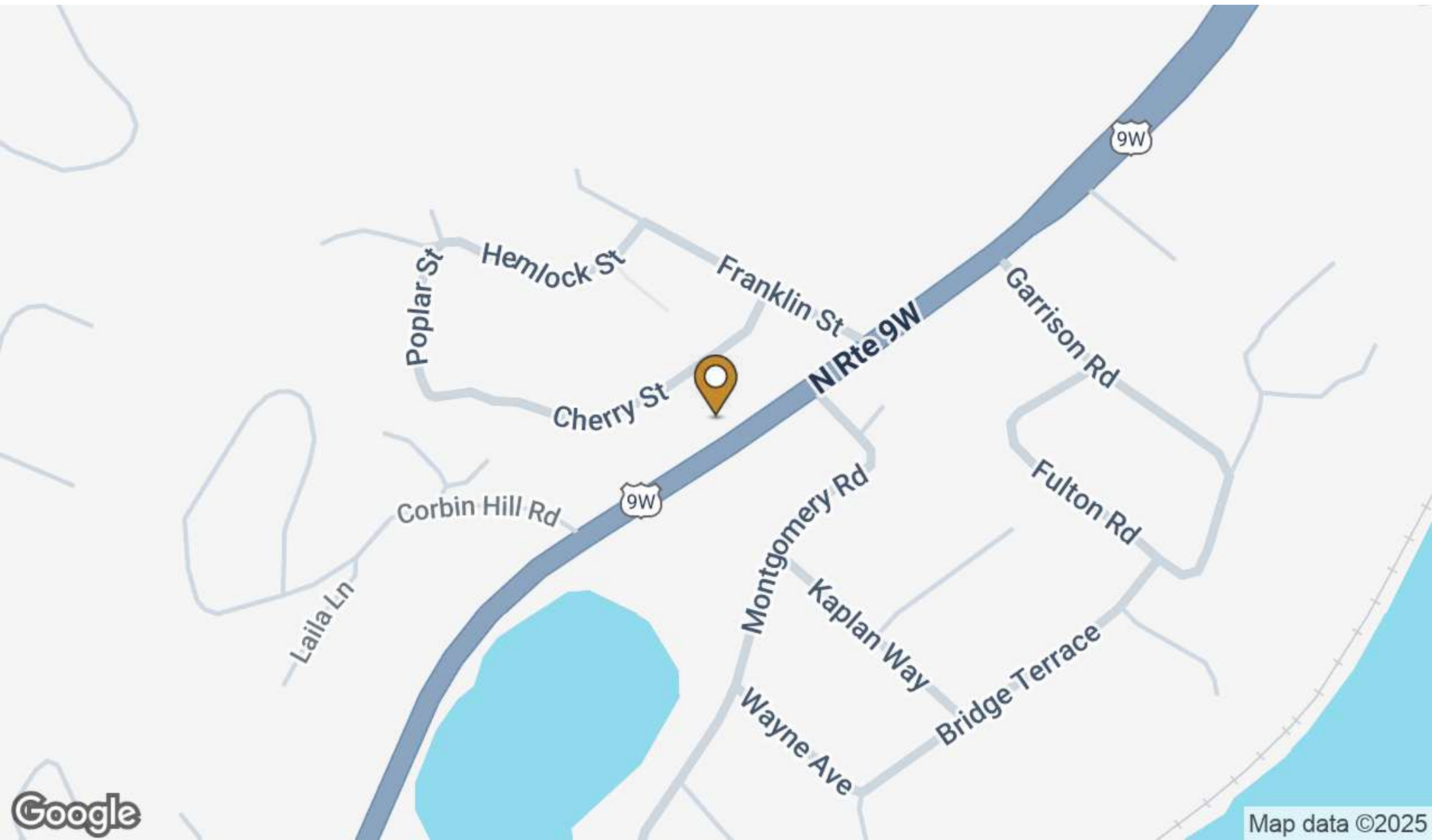
REGIONAL MAP

1005 Route 9W



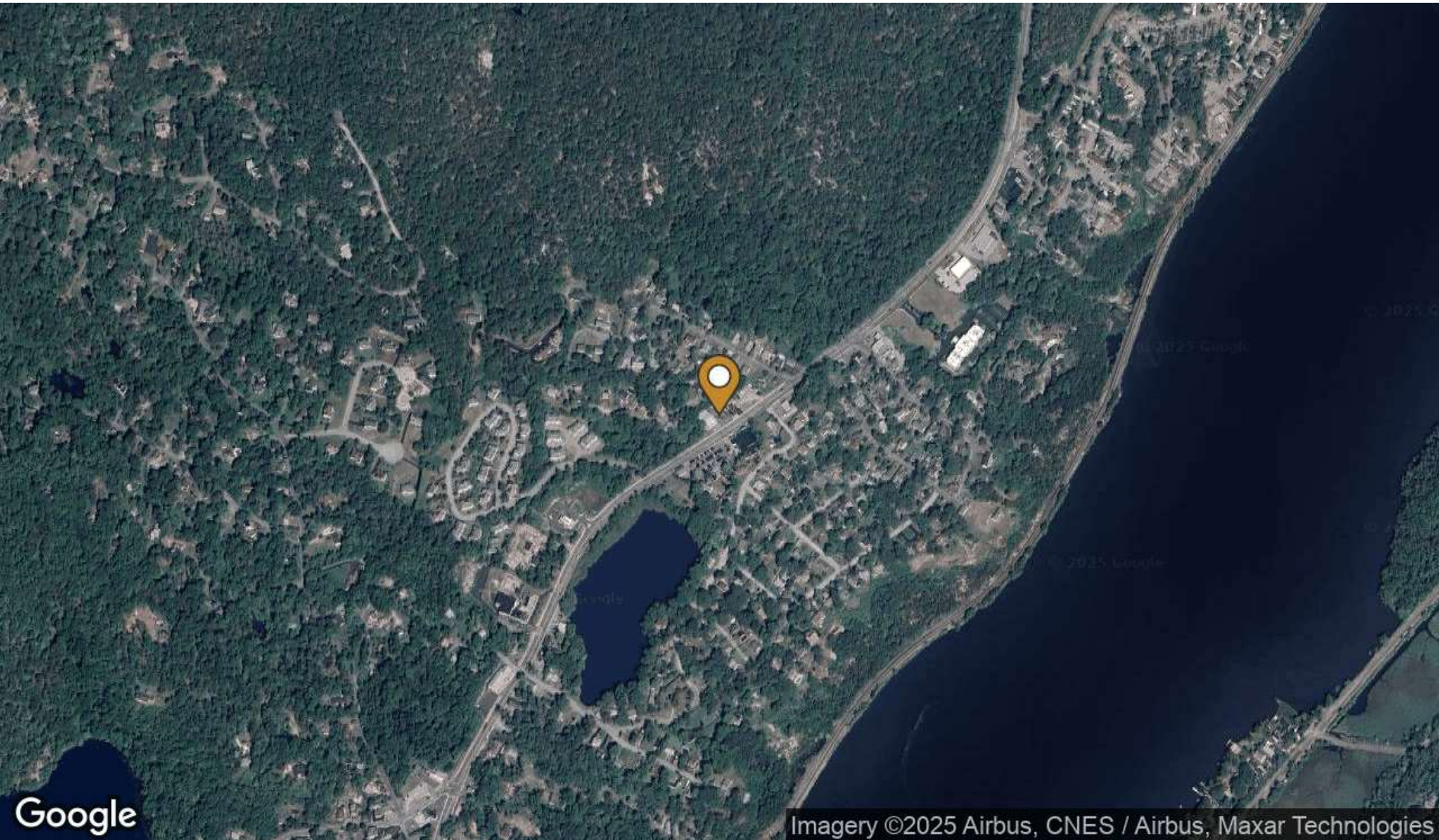
LOCATION MAP

1005 Route 9W



AERIAL MAP

1005 Route 9W





SECTION 3

FINANCIAL ANALYSIS

FINANCIAL SUMMARY

1005 Route 9W

| Investment Overview | |
|---------------------|-------------|
| Price | \$1,900,000 |
| Price per SF | \$253 |
| Price per Unit | \$1,900,000 |



EXPENSES

1005 Route 9W

| Expenses | |
|---------------------|----------|
| Taxes | \$18,000 |
| Electricity | \$12,000 |
| Oil | \$6,000 |
| Water/Sewer/Garbage | \$6,400 |
| Insurance | \$5,000 |





SECTION 4

DEMOGRAPHICS

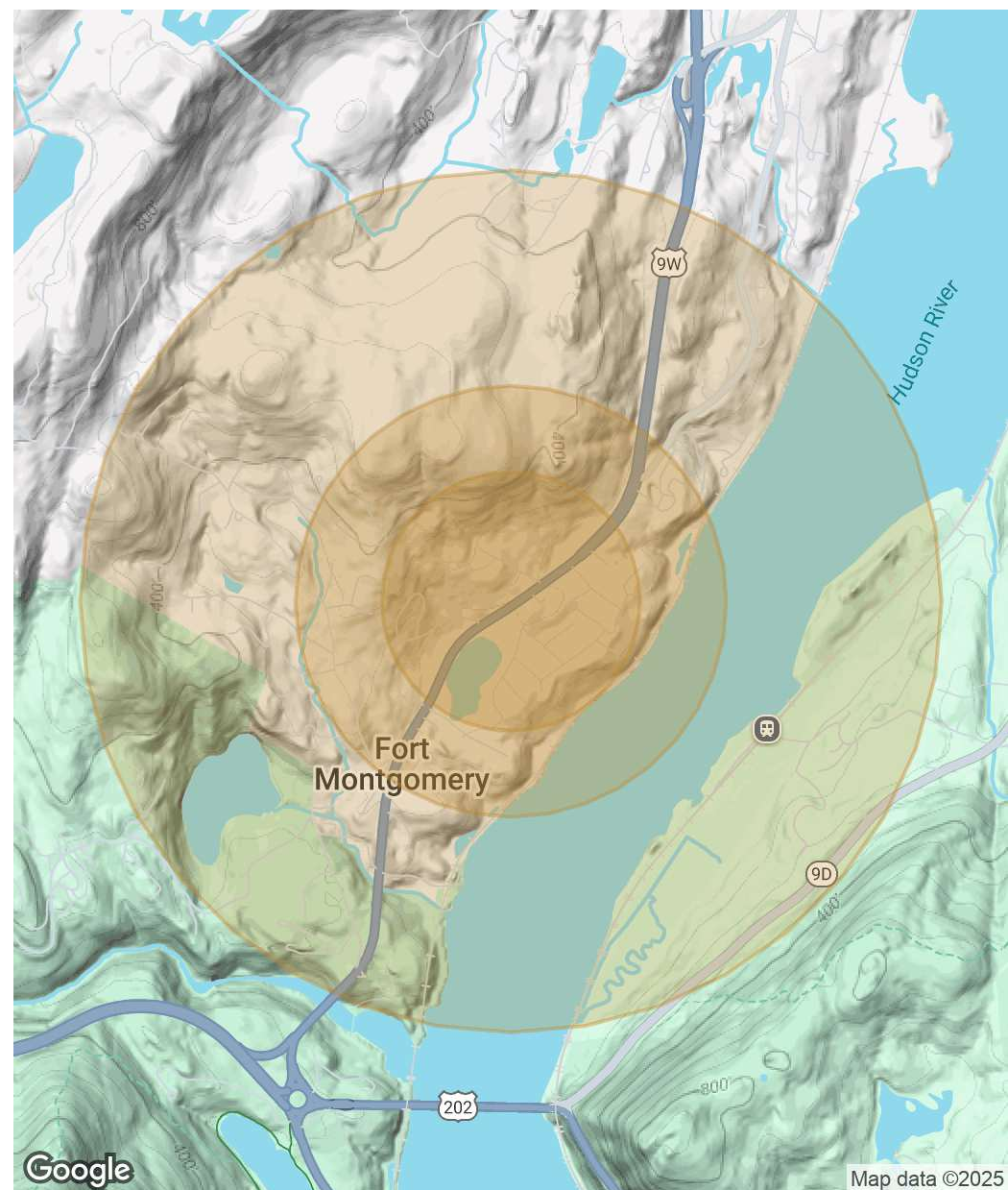
DEMOGRAPHICS MAP & REPORT

1005 Route 9W

| Population | 0.3 Miles | 0.5 Miles | 1 Mile |
|----------------------|-----------|-----------|--------|
| Total Population | 428 | 899 | 1,755 |
| Average Age | 42 | 42 | 43 |
| Average Age (Male) | 42 | 42 | 42 |
| Average Age (Female) | 43 | 43 | 43 |

| Households & Income | 0.3 Miles | 0.5 Miles | 1 Mile |
|---------------------|-----------|-----------|-----------|
| Total Households | 174 | 364 | 720 |
| # of Persons per HH | 2.5 | 2.5 | 2.4 |
| Average HH Income | \$116,744 | \$114,652 | \$126,184 |
| Average House Value | \$382,786 | \$378,208 | \$414,856 |

Demographics data derived from AlphaMap





SECTION 5

ADVISOR BIO



Jason Horowitz

Broker of Record

Jason@TriforceCRE.com

Direct: 845.323.9177

NY #10491207540 // NJ #1433362 / DE #RB-0031189 / PA #RM425993

Professional Background

Having been exposed to the industry since birth, Jason has developed a keen sense for real estate starting with years of Property Management experience which has since developed into Commercial Real Estate Sales, Leasing and even personal Acquisitions.

Jason is also a licensed Property & Casualty Insurance Broker.

Jason attended Monmouth University and obtained a degree in Business with a Concentration in Real Estate with an IT Minor. He graduated in 2014 and pursued a Masters in General Business in 2015.

Jason is passionate about helping others and is involved with several nonprofits and scholarships. Giving back to the community is incredibly important.

Education

Monmouth University BS - 2014

Monmouth University MBA - 2015

Triforce Commercial Real Estate LLC

17 North Washington Street

Tarrytown, NY 10591

845.450.6500





Stephen Segall

Broker of Record
Stephen@TriforceCRE.com

Direct: 646.719.4035

Professional Background

Stephen Segall is a seasoned commercial real estate professional with a notable background as a litigation and trial attorney. Bringing 25 years of legal experience to the industry, he has closed nearly \$200 million in transactions across student housing, multifamily, commercial, and industrial properties. Stephen's legal expertise offers a unique advantage in contract negotiation, due diligence, and regulatory compliance, ensuring his clients' interests are protected. His skill sets include strategic problem-solving, market analysis, and masterful negotiation, enabling him to consistently deliver optimal results. Known for integrity and dedication, Stephen is a trusted advisor who builds lasting relationships and provides insightful guidance tailored to each client's objectives. His commitment to excellence and continuous learning keeps him at the cutting edge of industry trends, making him an invaluable partner in any real estate endeavor.

