

7.8 ACRES COMMERCIAL DEVELOPMENT SITE

681 ROUTE 211 EAST, MIDDLETOWN NY 10941

NWC ROUTE 211 E / BLUMEL RD

FRONTAGE: 810 FT on RTE 211 E / 500 FT on BLUMEL RD

Route 211 E is Hudson Valley's Premier retail corridor of 3 million sf.

and of direct access to NYS 17/I-86 & I-84

Zoning: 249-26.1 Town Center District, Town of Wallkill

Utilities: Municipal Water/Sewer, Town Of Wallkill

Gas & Electric, Orange & Rockland Utilities

Stewart International Airport (SWF), 20 min / 18.8 miles via I-84

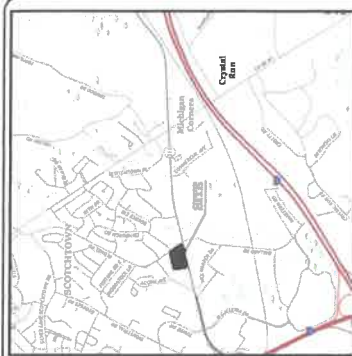
Orange County Airport (MGJ), 9 min / 7 miles via Route 211 East

Access to property only with owner by Appt.

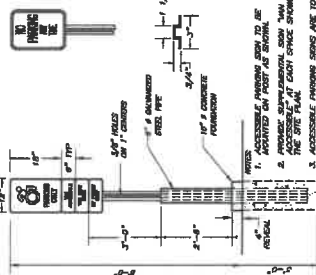
For further information: 845-344-1313

Bob Novig

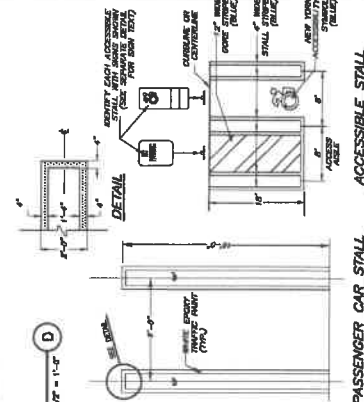
Owner



SOUNDING DATA TABLE		
TYPE OF MATERIAL - [] [] TYPE CENTER ZONE		FINISHED
ITEM	REQUIREMENTS	QUANTITY
1. LOT AREA	300'	627
2. LOT WIDTH		
3. BUILDING FOOTPRINT	62'	-
4. FRONT YARD	50'	-
5. SIDE YARD	50'	-
6. REAR YARD	50'	-
7. PARKING		427
8. LOT DEPTH	300'	627
9. MAX. ALLOWED CHARGE	70%	50%
10. BUILDING HEIGHT	60 FEET	LEED 1000 60'
11. PARKING		10 SPACES



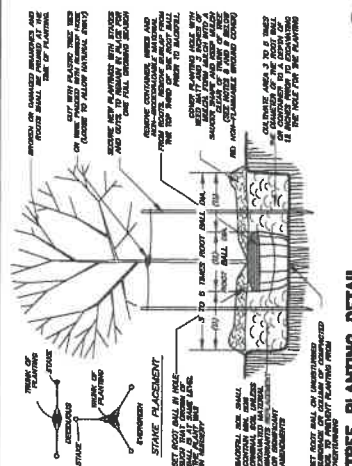
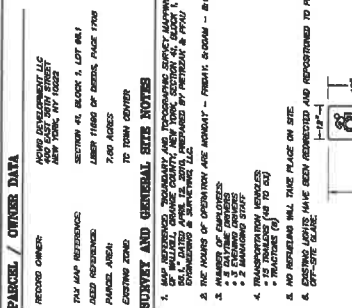
ANY ACCESSIBLE PARKING SIGN DETAIL



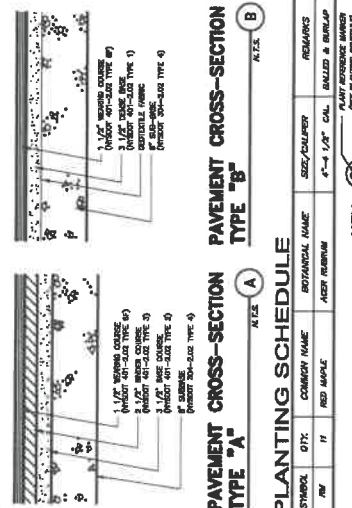
PASSENGER CAR STALL	ACCESSIBLE STALL
1	1
2	1
3	1
4	1
5	1
6	1
7	1
8	1
9	1
10	1
11	1
12	1
13	1
14	1
15	1
16	1
17	1
18	1
19	1
20	1
21	1
22	1
23	1
24	1
25	1
26	1
27	1
28	1
29	1
30	1
31	1
32	1
33	1
34	1
35	1
36	1
37	1
38	1
39	1
40	1
41	1
42	1
43	1
44	1
45	1
46	1
47	1
48	1
49	1
50	1
51	1
52	1
53	1
54	1
55	1
56	1
57	1
58	1
59	1
60	1
61	1
62	1
63	1
64	1
65	1
66	1
67	1
68	1
69	1
70	1
71	1
72	1
73	1
74	1
75	1
76	1
77	1
78	1
79	1
80	1
81	1
82	1
83	1
84	1
85	1
86	1
87	1
88	1
89	1
90	1
91	1
92	1
93	1
94	1
95	1
96	1
97	1
98	1
99	1
100	1

TYPICAL PARKING STALL MARKING

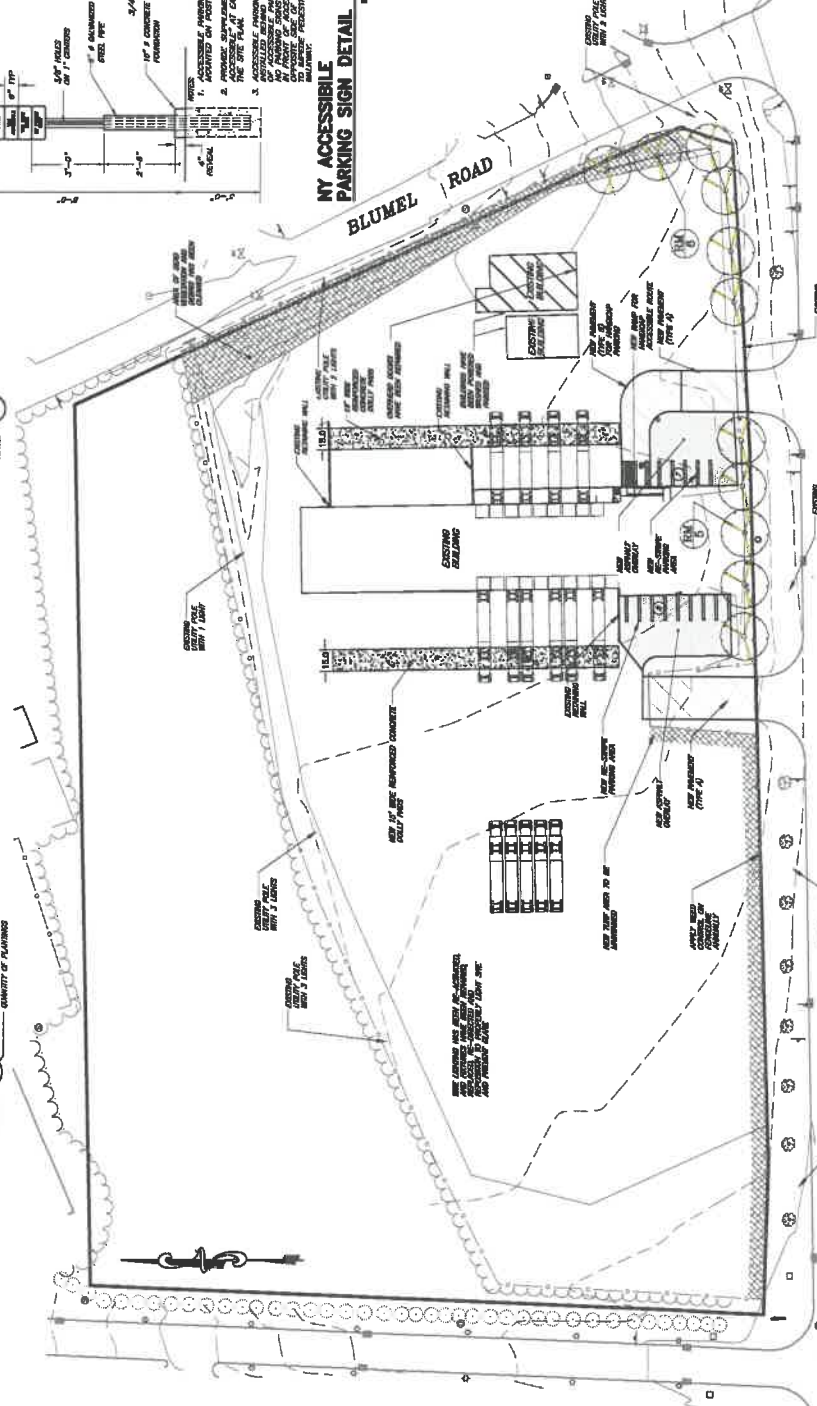
THIS INVOICE IS ONE IN A SET OF INVOICES & IS INCOMPLETE & INVALID WHEN IT IS SEPARATED FROM THIS SET.



TRREE PLANNING DETAIL

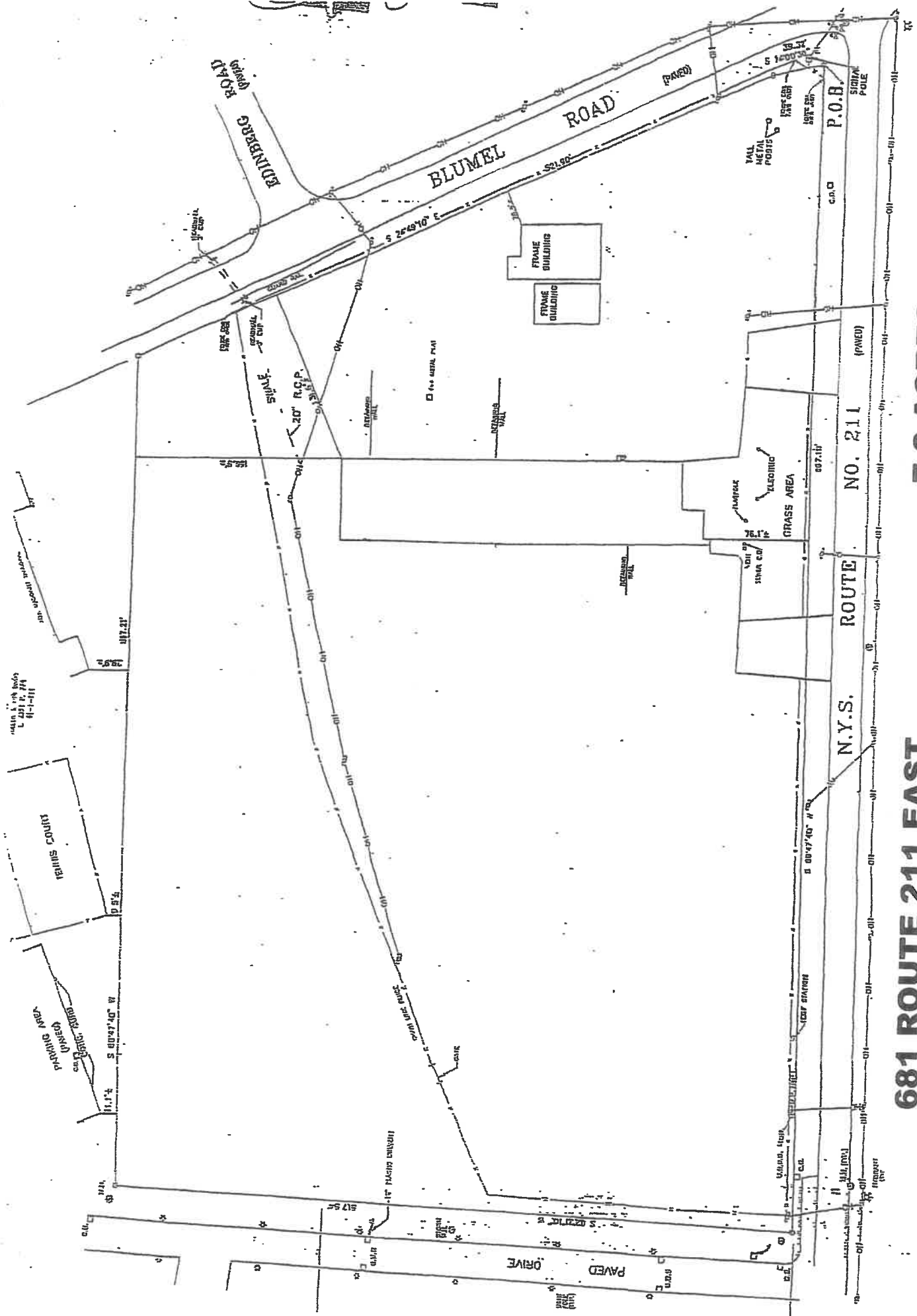


KEY **(SEE PLANNING SCHEDULE)**



NEW YORK STATE ROUTE No. 211

SITE PLAN
SCALE: 1" = 40'



681 ROUTE 211 EAST
MIDDLETOWN NY 10941

7.8 ACRES
FRONTAGE 810 FEET



SECTION 50

26.5 3A
26.92 3.8A
89 2.8A
88 1.5A
86.1 3.1A
86.2 1.5A
26.412 15.1A
25.1 2A
94.122 17.7A
94.21 26.7A
98.13
122
26.421 5A
96.12
28.1
101.2 120
121.3 4.3A
97 2.8A(C)
100.2 99.2
100.1 2.1A 98
5.1A(C)
123 7.1A(C)
39.4 4.3A
44 15.7A
45 8.3A(C)
42.1
39.52 6.1A
39.1 7.7A(C)
36.11
60.211 34.1
60.213
35.1
60.1 60.22
1.8A
60.212 1.2A
60.214 5.8A
61.3 7.3A
61.22 4.8A
103.51 103.5
103.52 2.3A
103.21 3.5A
103.1 2.5A
116 1.2A
117 18.8A
70.22 9.4A(C)
71.22 2.2A(C)
109 11.8A
71.21 5.8A
113.1 11.3A
113.2 3.4A(C)
113.3 4A
113.4 11.3A

SECTION 60

76 5.5A(C)
74.82 71.3A
74.7 12.5A
70.232 56.8A
73.1 3.8A(C)
73.21 1A
68.2 5.7A
63.22 1A
66.1 7.8A
111 7.5A
112 12A
66.2 1A
67.1 1.8A
28 2A
30 2A
31 3.2A
60.213
60.211
34.1
35.1
60.1 60.22
1.8A
60.212 1.2A
60.214 5.8A
61.3 7.3A
61.22 4.8A
103.51 103.5
103.52 2.3A
103.21 3.5A
103.1 2.5A
116 1.2A
117 18.8A
70.22 9.4A(C)
71.22 2.2A(C)
109 11.8A
71.21 5.8A
113.1 11.3A
113.2 3.4A(C)
113.3 4A
113.4 11.3A

SECTION 78

76 5.5A(C)
74.82 71.3A
74.7 12.5A
70.232 56.8A
73.1 3.8A(C)
73.21 1A
68.2 5.7A
63.22 1A
66.1 7.8A
111 7.5A
112 12A
66.2 1A
67.1 1.8A
28 2A
30 2A
31 3.2A
60.213
60.211
34.1
35.1
60.1 60.22
1.8A
60.212 1.2A
60.214 5.8A
61.3 7.3A
61.22 4.8A
103.51 103.5
103.52 2.3A
103.21 3.5A
103.1 2.5A
116 1.2A
117 18.8A
70.22 9.4A(C)
71.22 2.2A(C)
109 11.8A
71.21 5.8A
113.1 11.3A
113.2 3.4A(C)
113.3 4A
113.4 11.3A

SECTION 50

26.5 3A
26.92 3.8A
89 2.8A
88 1.5A
86.1 3.1A
86.2 1.5A
26.412 15.1A
25.1 2A
94.122 17.7A
94.21 26.7A
98.13
122
26.421 5A
96.12
28.1
101.2 120
121.3 4.3A
97 2.8A(C)
100.2 99.2
100.1 2.1A 98
5.1A(C)
123 7.1A(C)
39.4 4.3A
44 15.7A
45 8.3A(C)
42.1
39.52 6.1A
39.1 7.7A(C)
36.11
60.211 34.1
60.213
35.1
60.1 60.22
1.8A
60.212 1.2A
60.214 5.8A
61.3 7.3A
61.22 4.8A
103.51 103.5
103.52 2.3A
103.21 3.5A
103.1 2.5A
116 1.2A
117 18.8A
70.22 9.4A(C)
71.22 2.2A(C)
109 11.8A
71.21 5.8A
113.1 11.3A
113.2 3.4A(C)
113.3 4A
113.4 11.3A

SECTION 60

76 5.5A(C)
74.82 71.3A
74.7 12.5A
70.232 56.8A
73.1 3.8A(C)
73.21 1A
68.2 5.7A
63.22 1A
66.1 7.8A
111 7.5A
112 12A
66.2 1A
67.1 1.8A
28 2A
30 2A
31 3.2A
60.213
60.211
34.1
35.1
60.1 60.22
1.8A
60.212 1.2A
60.214 5.8A
61.3 7.3A
61.22 4.8A
103.51 103.5
103.52 2.3A
103.21 3.5A
103.1 2.5A
116 1.2A
117 18.8A
70.22 9.4A(C)
71.22 2.2A(C)
109 11.8A
71.21 5.8A
113.1 11.3A
113.2 3.4A(C)
113.3 4A
113.4 11.3A

SECTION 78

76 5.5A(C)
74.82 71.3A
74.7 12.5A
70.232 56.8A
73.1 3.8A(C)
73.21 1A
68.2 5.7A
63.22 1A
66.1 7.8A
111 7.5A
112 12A
66.2 1A
67.1 1.8A
28 2A
30 2A
31 3.2A
60.213
60.211
34.1
35.1
60.1 60.22
1.8A
60.212 1.2A
60.214 5.8A
61.3 7.3A
61.22 4.8A
103.51 103.5
103.52 2.3A
103.21 3.5A
103.1 2.5A
116 1.2A
117 18.8A
70.22 9.4A(C)
71.22 2.2A(C)
109 11.8A
71.21 5.8A
113.1 11.3A
113.2 3.4A(C)
113.3 4A
113.4 11.3A

ORANGE COUNTY - NEW YORK

NOTICE: MAINTENANCE, ALTERATION, SALE OR DISTRIBUTION OF ANY PORTION OF THE ORANGE COUNTY TAX MAP IS PROHIBITED WITHOUT WRITTEN PERMISSION.

Prepared by: Orange County Tax Map Department
124 Main Street, Room 201, Newburgh, NY 12551
Phone: 845.261.2400 Fax: 845.261.2400

Scale 1" = 4'

TAX MAP BLOCK NO.	4	FILED PLAN BLOCK NO.	4
TAX MAP PARCEL NO.	33	FILED PLAN LOT NO.	33
AREAS	(000) 11.1A & (000) 11.1A(C)	STATE HIGHWAYS	11 & 17
DIMENSIONS	(000) 66 & (000) 755	COUNTY HIGHWAYS	11 & 17
PORTION OF TAX LOT	P/O 1-1-1	TOWN ROAD	TOWN ROAD 1

TOWN OF WALLKILL NY COMMERCIAL ZONING

(CONDENSED FROM TOWNOFWALLKILL.COM)

249-26.1 TOWN CENTER DISTRICT

Intended to provide areas suitable for large-scale shopping centers serving regional needs

Permitted uses:

- (1) Financial Institutions**
- (2) Offices**
- (3) Public uses**
- (4) Religious Institutions**
- (5) Retail**
- (6) Service and repair shops**
- (7) Public building**

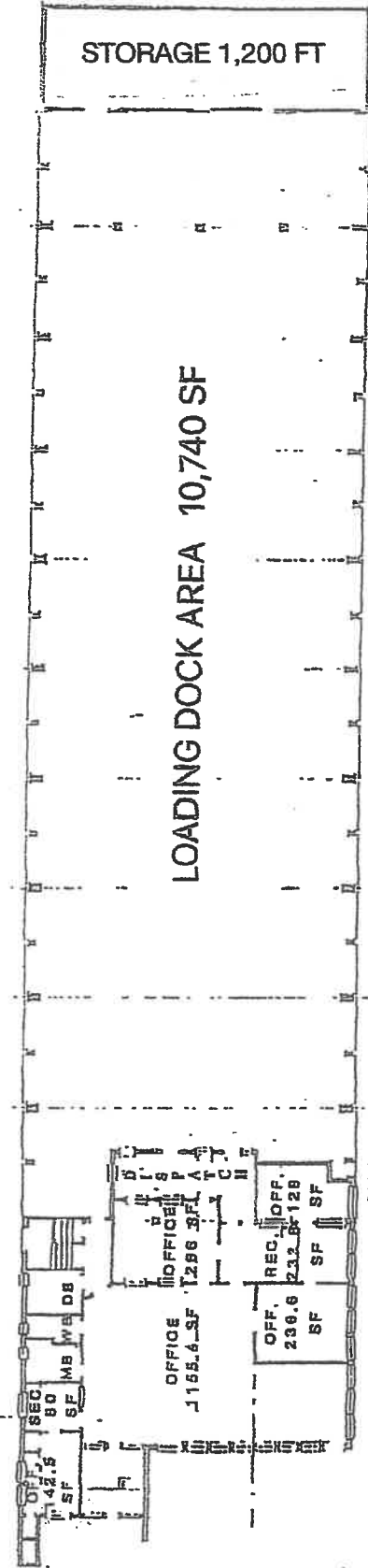
Special permit uses:

- (1) Car washes**
- (2) Clubs and lodges**
- (3) Commercial recreation**
- (4) Day care and nurseries**
- (5) Eating and drinking establishments**
- (6) Funeral parlors and mortuaries**
- (7) Gasoline and filling stations**
- (8) Motor vehicle sales and rental establishments**
- (9) Hotels/motels**
- (10) Research facilities**
- (11) Schools, vocational**
- (12) Shopping centers**
- (13) Theaters/cinemas**
- (14) Congregate-care facilities, including assisted living**
- (15) Nursing homes**
- (16) Extended-stay/all-suite hotels**

Accessory uses and structures that are customarily incidental to an allowed principal use may be allowed

OFFICE AREA 2870 SF

BASEMENT STORAGE AREA 1468
ATTIC STORAGE AREA 2112 SF
TOTAL STORAGE AREA 3580 SF



681 ROUTE 211 EAST, MIDDLETOWN NY 10941