

OFFERING MEMORANDUM

INDUSTRIAL/WAREHOUSE CONDOS | FOR SALE

ORANGE COUNTY, NEW YORK



INDUSTRIAL PROPERTY | INVESTMENT OPPORTUNITY

2 Mill Street | Cornwall, New York 12518



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INDUSTRIAL/WAREHOUSE CONDOS

2 Mill Street | Cornwall, NY



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PROPERTIES

PROPERTY OVERVIEW

INDUSTRIAL/WAREHOUSE CONDOS

2 Mill Street | Cornwall, NY

PROPERTY SUMMARY

ADDRESS:	2 Mill Street – Condo #2 Cornwall, New York 12518
PARCEL/TAX ID:	43-1-1.-2
PARCEL SIZE:	15% of Total Parcel
BUILDINGS ON SITE:	2
STORIES:	4 – Building 1 1 – Building 2
UNITS:	19
GROSS LEASABLE AREA:	110,000 SF
PROPERTY TYPE:	Industrial/Warehouse/Manufacture
ZONING:	PCD (Planned Commercial District)
YEAR BUILT:	1900
RENOVATIONS:	1970
REAL ESTATE TAXES:	\$ 25,112.87 School \$ 9,762.78 Town & County \$ 34,875.65 Total

OFFERING PRICE
Call For Details

THE OFFERING

Royal Properties, Inc. is pleased to exclusively present the opportunity to purchase a 110,000 SF Industrial property.

INVESTMENT HIGHLIGHTS

- Building 1
 - 4 Stories
 - Freight Elevator
 - 1 Drive Door
 - 12'8" Ceiling Heights
 - Fully Sprinklered
- Building 2
 - 1 Drive-In Door
 - 18' Ceiling Heights
 - Fully Sprinklered Building

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INCOME STATEMENT

INDUSTRIAL/WAREHOUSE CONDOS

2 Mill Street | Cornwall, NY

UNIT	TENANT	SQ. FT.	LEASE EXPIRATION	RENT/SF	RENT/ANNUAL
#101-201	Costume Armour, Inc.	19,880		\$6.52	\$129,600.00
#102	Northeast Advanced Technology	3,370		\$7.41	\$24,960.00
#103	Pharo Deals, LLC.	30,650		\$5.87	\$180,000.00
#201	FCC Gallery	580		\$20.69	\$12,000.00
#201A	Sports Wear Inc.	2,500		\$9.19	\$22,980.00
#203A	Emerald Judaica	1,138		\$10.00	\$13,656.00
#203	Vacant	6,390		\$0.00	\$0.00
#204	Vacant	2,000		\$0.00	\$0.00
#301	Austin York	700		\$6.86	\$4,800.00
#302A	Tile Fix, Inc.	1,100		\$5.45	\$6,000.00
#302B	Graphic 1	1,550		\$5.07	\$7,860.00
#302C	Zayas Productions	560		\$7.50	\$4,200.00
#302D	Zayas Productions	560		\$8.57	\$4,800.00
#302E	Zayas Productions	550		\$7.64	\$4,200.00
TOTAL RENTAL INCOME					\$490,836.00
INCOME					ANNUAL
Annual Rental Revenue					\$490,836.00
Reimbursement CAM/Taxes					\$53,026.64
TOTAL REVENUE					\$543,862.64
EXPENSES					ANNUAL
Real Estate Taxes					\$58,882.82
Insurance & Liability					\$51,150.68
Utilities					\$9,469.68
Repairs & Maintenance					\$25,284.54
Professional Fees					\$9,677.42
Operating Expenses					\$6,491.86
TOTAL EXPENSES					\$160,956.00
EXISTING NET OPERATING INCOME					\$382,906.00
PRO FORMA NOI BASED ON TOTAL SF					\$990,000.00

All information herein is from sources deemed reliable. No warranty or representation is made to the accuracy thereof and it is submitted subject to errors, omissions and/or changes, without notice.

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PROPERTY PHOTOS

EXTERIOR

INDUSTRIAL/WAREHOUSE CONDOS

2 Mill Street | Cornwall, NY



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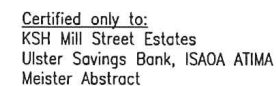
Any alteration or addition to this survey is a violation of SECTION 7209 of the NEW YORK STATE EDUCATION LAW, except as per SUBDIVISION 2. All certifications hereon are valid for this map and copies thereof only if said map or copies bear the initialed or impressed seal of the surveyor whose original signature appears hereon.



UNDERGROUND UTILITIES SHOWN HEREON BASED ON UTILITY EVIDENCE VISIBLE AT GROUND SURFACE AND ARE SUBJECT TO FIELD VERIFICATION BY EXCAVATION

UTILITIES SHOWN DO NOT PURPORT TO CONSTITUTE OR REPRESENT ALL UTILITIES LOCATED UPON OR ADJACENT TO THE SURVEYED PREMISES

BEING UNIT 2 ON A MAP ENTITLED "PLAN OF MILL POND CONDOMINIUM", DATED NOVEMBER 15, 1985 AND FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON JANUARY 22, 1982 AS MAP NUMBER 7434.



MAP
OF UNIT 2

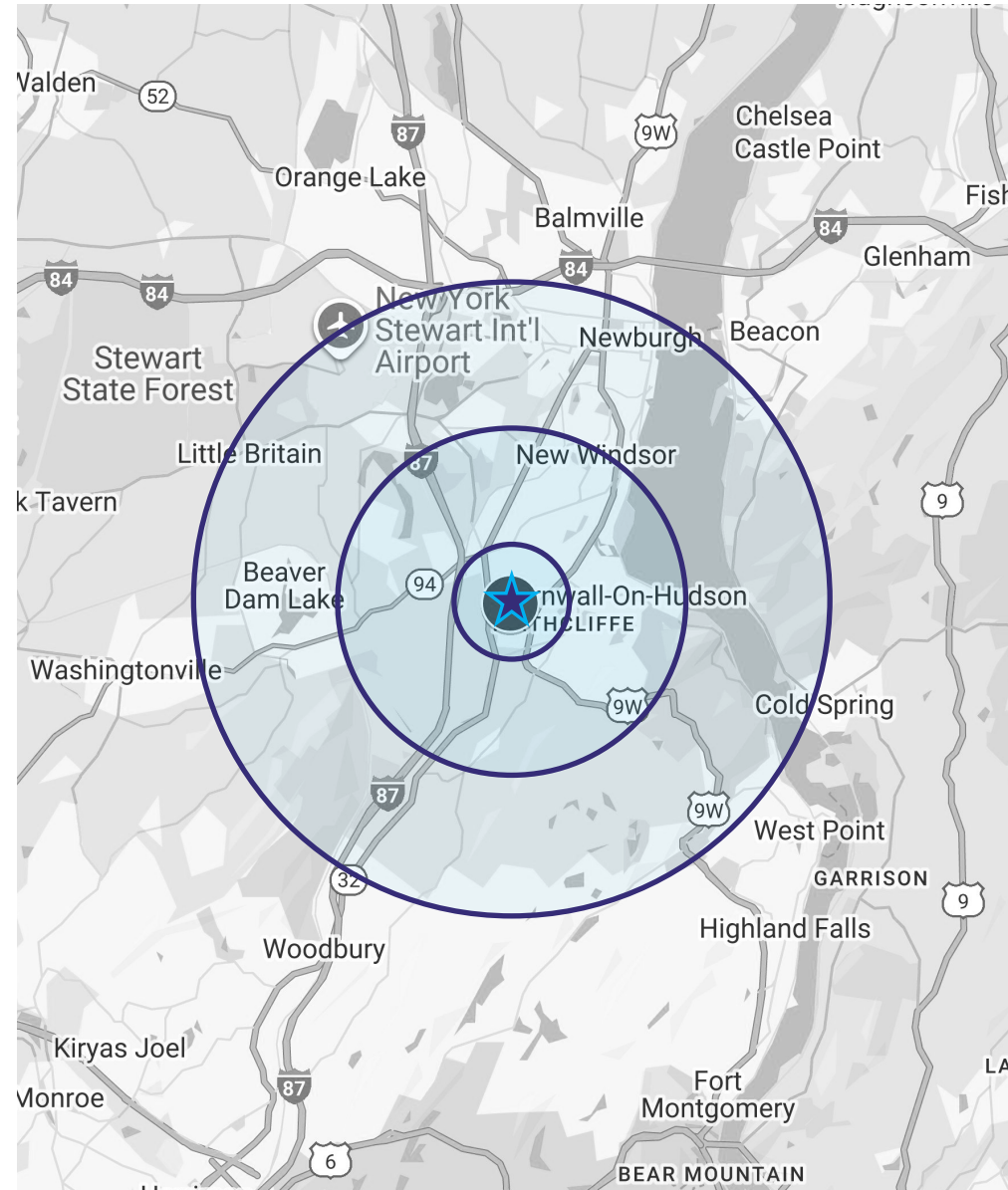
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DEMOGRAPHICS

INDUSTRIAL/WAREHOUSE CONDOS

2 Mill Street | Cornwall, NY

Population	3 mi.	5 mi.	10 mi.
2024 Estimated Population	30,287	73,219	228,239
2029 Projected Population	30,992	74,618	232,586
2020 Census Population	29,164	72,044	221,494
Projected Annual Growth 2024 to 2029	1.0%	0.4%	0.8%
Historical Annual Growth 2020 to 2024	0.5%	0.4%	0.4%
2024 Median Age	42.10	37.20	34.70
Households			
2024 Estimated Households	11,813	26,144	75,593
2029 Projected Households	12,108	26,689	76,976
2020 Census Households	11,318	25,558	73,558
Projected Annual Growth 2024 to 2029	1.7%	0.7%	1.0%
Historical Annual Growth 2020 to 2024	0.5%	0.4%	0.4%
2024 Average Household Size	2.50	2.60	2.80
Race and Ethnicity			
2024 Estimated White	60.84%	52.03%	58.83%
2024 Estimated Black or African American	6.82%	11.28%	9.31%
2024 Estimated American Indian & Alaskan	0.24%	0.72%	0.51%
2024 Estimated Asian	16.55%	12.47%	10.88%
2024 Estimated Other Races	0.00%	0.00%	0.00%
2024 Estimated Hispanic	12.59%	22.32%	19.20%
Income			
2024 Estimated Average Household Income	\$119,965	\$105,110	\$110,144
2024 Estimated Median Household Income	\$99,871	\$84,207	\$87,687
Business			
2024 Estimated Total Businesses	1,396	3,588	10,040
2024 Estimated Total Employees	9,953	31,529	97,717
2024 Estimated Employee Population per Business	7	9	10



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AREA OVERVIEW

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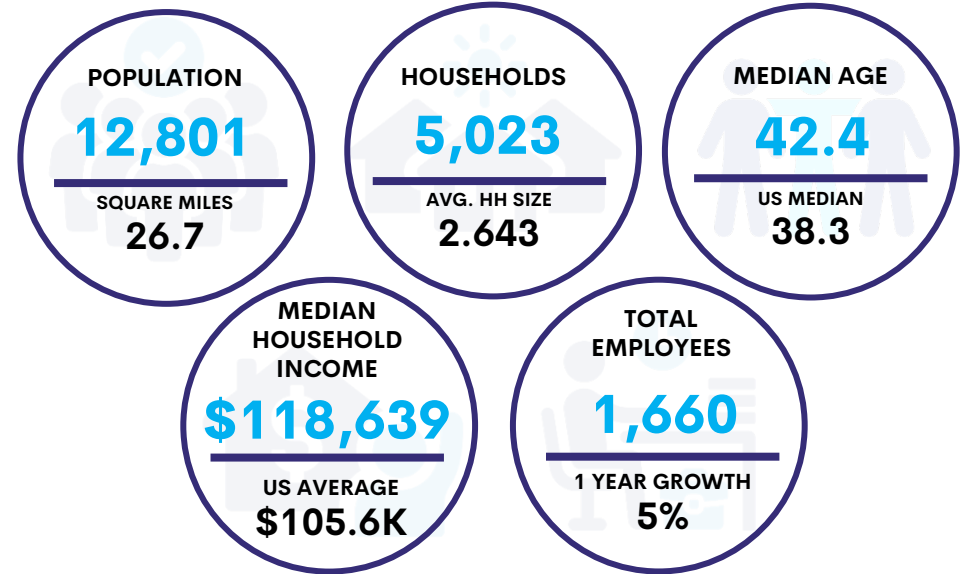
CORNWALL – NEW YORK is an attractive Orange County community comprising both the Town of Cornwall (approximately 13,000 residents) and Village of Cornwall-on-Hudson (approximately 3,000 residents), strategically positioned along Route 9W in the scenic Hudson Valley, just 50 miles north of New York City. This historic community offers a unique blend of small-town charm, natural beauty, and convenient regional accessibility, with proximity to Interstate 87, Route 17K, and the Hudson River, serving as a gateway to the lower Hudson Valley and West Point Military Academy. The Cornwall area benefits from affluent demographics with median household incomes exceeding \$100,000, reflecting a well-educated population of professionals, military families associated with nearby West Point, and commuters to the New York metropolitan area via Metro-North rail service from nearby Beacon or Poughkeepsie. The community's commercial activity is concentrated along Route 9W and Route 32, featuring a mix of neighborhood retail, professional services, dining establishments, and convenience-oriented businesses that serve both local residents and tourists visiting the Hudson Highlands region.

Cornwall's exceptional quality of life, characterized by highly-rated public schools, outdoor recreational amenities including Storm King State Park and access to the Hudson River, and a strong sense of community, drives consistent demand for family-oriented retail and service businesses. The area captures spending from surrounding communities including New Windsor, Newburgh, and Highland Falls, while benefiting from tourism traffic heading to West Point, the Hudson Valley's wineries and attractions, and Storm King Art Center.

With stable residential growth, strong household incomes, limited commercial inventory creating scarcity value, and its position within Orange County's northern corridor, Cornwall represents a compelling market for retailers and investors seeking to serve an affluent, engaged consumer base in one of the Hudson Valley's most desirable communities with proven spending power and limited competition.



CORNWALL DEMOGRAPHICS



ORANGE COUNTY is a dynamic and rapidly growing market in New York's Mid-Hudson Valley region, home to approximately 400,000 residents and strategically positioned at the gateway between the New York metropolitan area and upstate New York. Located just 60 miles north of Manhattan with direct access via I-87 (New York State Thruway), Interstate 84, and Route 17/Future I-86, Orange County serves as a critical transportation hub connecting the Northeast corridor with strong pass-through traffic and regional accessibility. The county's diverse economy is anchored by several key drivers including the United States Military Academy at West Point, multiple regional medical centers, manufacturing facilities, distribution centers, and a growing tourism sector centered around the Woodbury Common Premium Outlets—one of the largest and most successful outlet centers in the United States. With median household incomes approaching \$90,000 and a population that has grown steadily over the past two decades, Orange County offers retailers and investors access to an expanding consumer base seeking quality goods and services. Major commercial centers including Middletown, Newburgh, Monroe, and Goshen provide diverse retail environments ranging from regional power centers and lifestyle destinations to traditional downtown districts and highway-oriented development. The county benefits from its position as an affordable alternative to the high costs of Westchester County and northern New Jersey, attracting both residential migration and commercial investment. Orange County's combination of highway accessibility, growing population, diverse demographics, and established commercial infrastructure positions it as a compelling market for retail expansion, mixed-use development, and long-term commercial real estate investment in the Hudson Valley region.

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Royal Properties, Inc., (Broker“) has been retained as the exclusive advisor and broker for this offering.

In receiving this Offering Memorandum (“Offering Memorandum”), you confirm that you have read this Confidentiality Agreement and agree to the terms. The Offering Memorandum has been prepared by Broker for use by a limited number of parties and it does not purport to be necessarily accurate or all-inclusive or to contain all of the information which prospective Buyers may need or desire. All projections have been developed by Broker and designated sources and are based upon assumptions relating to the general economy and other factors beyond the control of the Seller and therefore are subject to variation. No representation is made by Broker or the Seller as to the accuracy or completeness of the information contained herein, and nothing contained herein shall be relied on as a promise or representation as to the future performance of the property. Although the information contained herein is believed to be correct, the Seller and its employees disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. Further, Broker, the Seller and its employees disclaim any and all liability for representations and warranties, expressed and implied, contained in or omitted from the Offering Memorandum or any other written or oral communication transmitted or made available to the Buyer. The Offering Memorandum does not constitute a representation that there has been no change in the business or affairs of the property or the Owner since the date of preparation of the Offering Memorandum. Analysis and verification of the information contained in the Offering Memorandum are solely the responsibility of the prospective Buyer. Additional information and an opportunity to inspect the property will be made available upon written request to interested and qualified prospective Buyers.

By accepting the Offering Memorandum, you agree to indemnify, defend, protect and hold Seller and Broker and any affiliate of Seller or Broker harmless from and against any and all claims, damages, demands, liabilities, losses, costs or expenses (including reasonable attorney fees, collectively “Claims”) arising, directly or indirectly from any actions or omissions of Buyer, its employees, officers, directors or agents.

Buyer shall indemnify and hold Seller and Broker harmless from and against any claims, causes of action, or liabilities, including, without limitation, reasonable attorney’s fees and court costs which may be incurred with respect to any claims for other real estate commissions, broker’s fees or finder’s fees in relation to or in connection with the Property to the extent claimed, through or under Seller.

The Seller and Broker each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time with or without notice. The Seller shall have no legal commitment or obligations to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered, and approved by the Seller and its legal counsel, and any conditions to the Seller’s obligation thereunder have been satisfied or waived.

The Offering Memorandum and the contents, except such information which is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting the Offering Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not photocopy or duplicate it, that you will not disclose the Offering Memorandum or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make an offer and from whom you have obtained an agreement of confidentiality) without prior written authorization of the Seller or Broker, and that you will not use the Offering Memorandum or any of the contents in any fashion or manner detrimental to the interest of the Seller or Broker.

No employee of Seller or Tenant(s) at the subject property is to be contacted without the written approval of the Broker and doing so would be a violation of this confidentiality agreement.

Broker and prospective buyers agree not to contact the tenants, their employees, or customers of any business on the property without prior permission from the Seller.

ROYAL PROPERTIES, INC. is a full-service brokerage and consulting company providing real estate solutions for landlords and retailers. Through constant market analysis, current trend awareness, and in-depth communication with our clients, our management team has successfully completed numerous sales/lease transactions resulting in millions of dollars in sales, savings, and profits for our clients. The Royal Properties management team has years of diversified experience in retail, sales, leasing, shopping center ownership, property management, and actual hands-on retail store ownership.

Our 3 Areas of Expertise Are:

- Investment Sales
- Landlord Representation
- Tenant Representation

Over the years, we have successfully assisted landlords and retailers in the evaluation of new markets and to assist in the development of strategic plans for market entry/expansion. With our entrepreneurial spirit, we have the ability to respond quickly and efficiently to our customers' needs. Our leasing strategy continually evolves as new and exciting ideas reach the marketplace. Our success has been the direct result of team effort and attention to detail. We understand the importance of each and every transaction we are involved with and therefore, act with persistence, dedication, patience, and confidence. Our key objective is to provide high-quality real estate services to help our clients achieve their short and long-term goals.

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