

**FOR LEASE**

## WAREHOUSE / MANUFACTURING / OFFICE FACILITY

61,000 Sq. Ft. Available in 82,000 Sq. Ft. Building on ±14.4 Acres

Rent: \$10.95 PER SQ. FT. NNN

### Property Highlights

- 61,000 sq. ft. available in 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.
- 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

**James DeSimone, SIOR**  
Associate Real Estate Broker  
+1 845 787 1379 Direct  
+1 845 596 9092 Mobile  
jdesimone@pyramidbrokerage.com

**Robert W. Scherreik, SIOR, CCIM, MCR**  
Real Estate Broker, President  
+1 845 787 1373 Direct  
rscherreik@pyramidbrokerage.com

356 Meadow Avenue, 2<sup>nd</sup> Floor  
Newburgh, New York 12550  
+1 845 522 5900  
[pyramidbrokerage.com](http://pyramidbrokerage.com)



### 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



### EXCLUSIVE CONTACT

**James DeSimone, SIOR**  
Associate Real Estate Broker  
+1 845 787 1379 Direct  
+1 845 596 9092 Mobile  
jdesimone@pyramidbrokerage.com

**Robert W. Scherreik, SIOR, CCIM, MCR**  
Real Estate Broker, President  
+1 845 787 1373 Direct  
rscherreik@pyramidbrokerage.com

356 Meadow Avenue, 2<sup>nd</sup> Floor  
Newburgh, New York 12550  
+1 845 522 5900  
[pyramidbrokerage.com](http://pyramidbrokerage.com)



**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**

**EXCLUSIVE CONTACT**

**James DeSimone, SIOR**  
**Associate Real Estate Broker**  
+1 845 787 1379 Direct  
+1 845 596 9092 Mobile  
jdesimone@pyramidbrokerage.com

**Robert W. Scherreik, SIOR, CCIM, MCR**  
**Real Estate Broker, President**  
+1 845 787 1373 Direct  
rscherreik@pyramidbrokerage.com

356 Meadow Avenue, 2<sup>nd</sup> Floor  
Newburgh, New York 12550  
+1 845 522 5900  
**pyramidbrokerage.com**

**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)

**EXCLUSIVE CONTACT**

**James DeSimone, SIOR**  
**Associate Real Estate Broker**

+1 845 787 1379 Direct  
+1 845 596 9092 Mobile

[jdesimone@pyramidbrokerage.com](mailto:jdesimone@pyramidbrokerage.com)

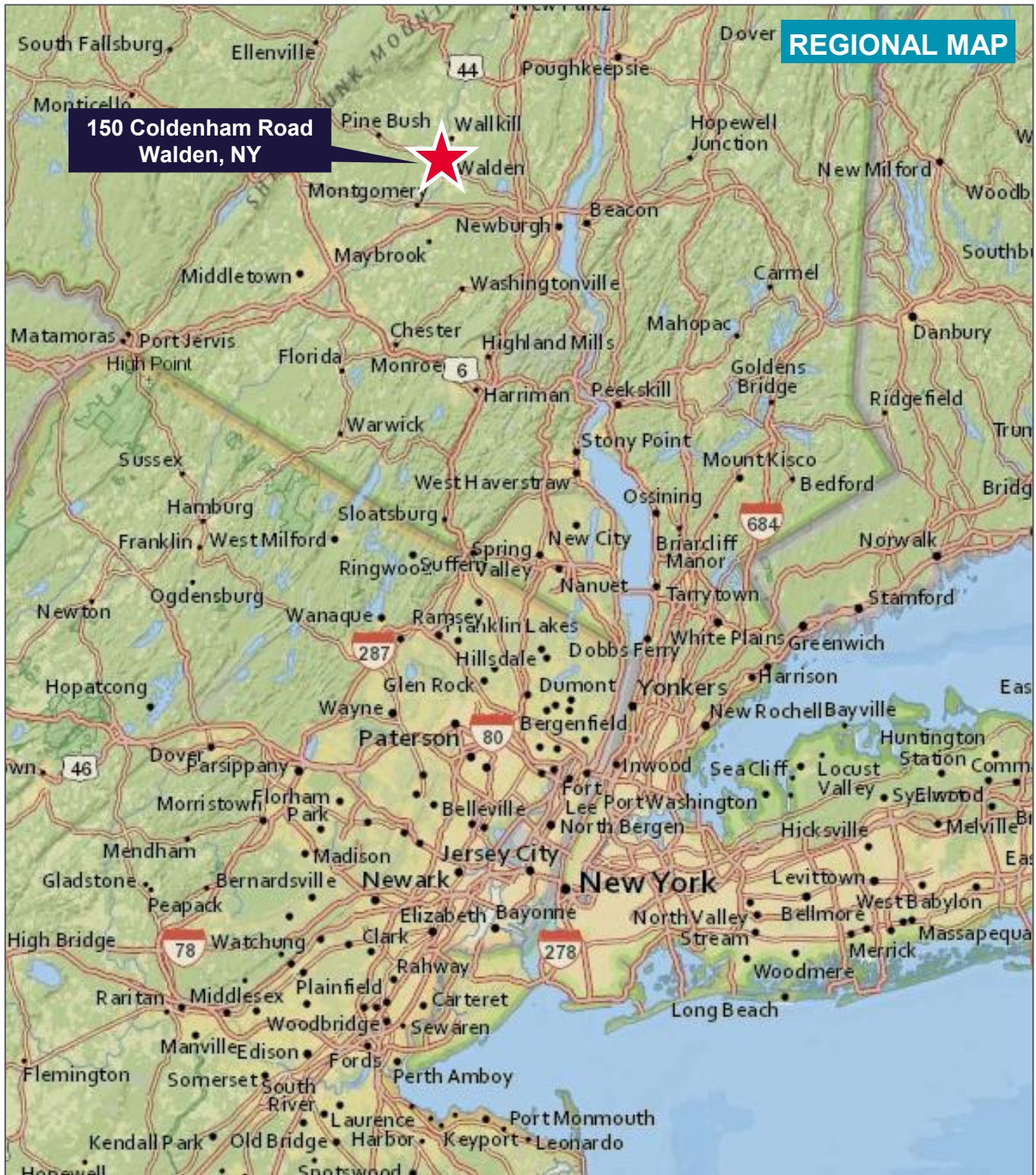
**Robert W. Scherreik, SIOR, CCIM, MCR**  
**Real Estate Broker, President**

+1 845 787 1373 Direct  
[rscherreik@pyramidbrokerage.com](mailto:rscherreik@pyramidbrokerage.com)

356 Meadow Avenue, 2<sup>nd</sup> Floor  
Newburgh, New York 12550

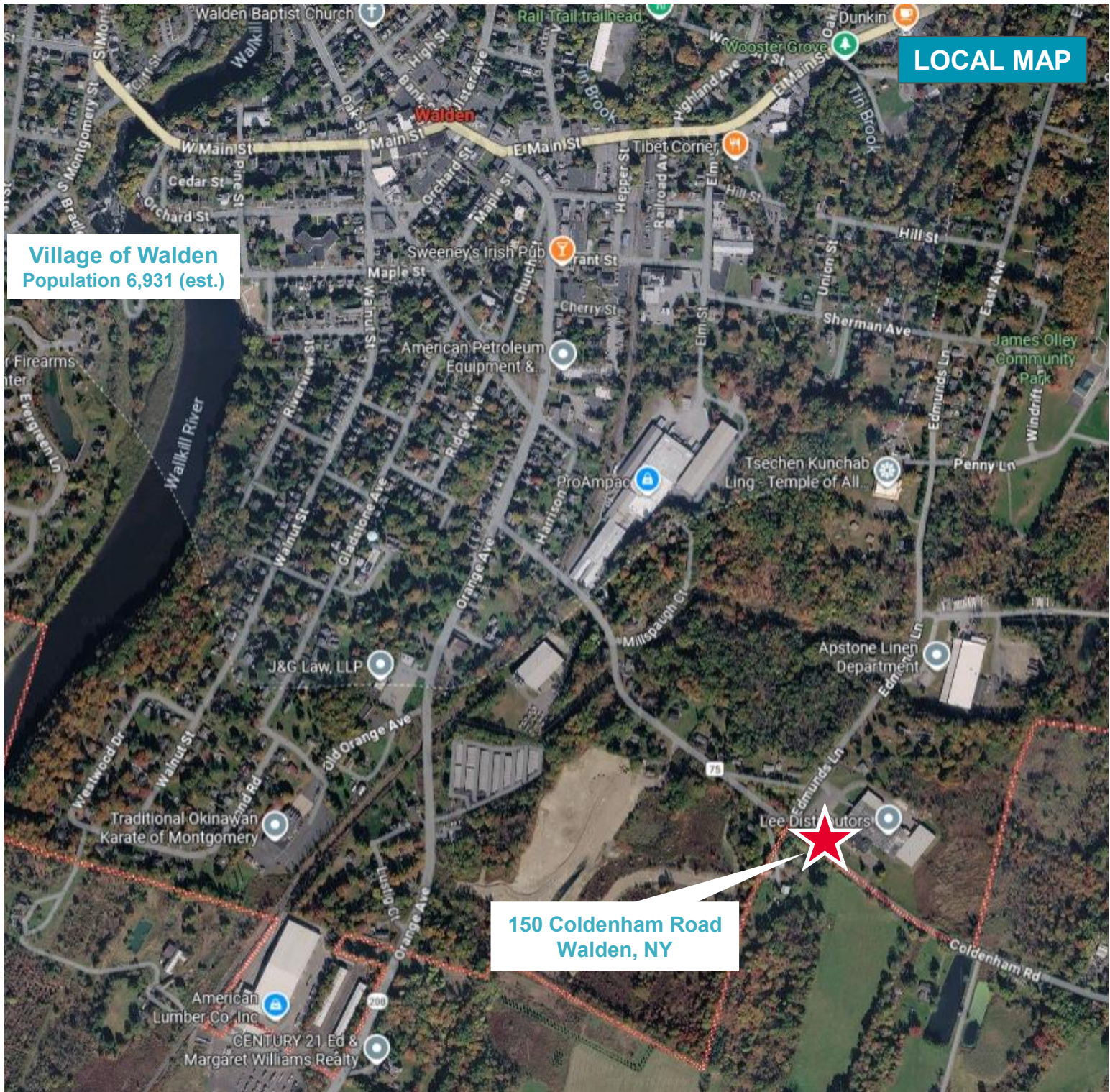
+1 845 522 5900

[pyramidbrokerage.com](http://pyramidbrokerage.com)



**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



**Village of Walden**  
Population 6,931 (est.)

**150 Coldenham Road  
Walden, NY**

**EXCLUSIVE CONTACT**

**James DeSimone, SIOR**  
**Associate Real Estate Broker**  
+1 845 787 1379 Direct  
+1 845 596 9092 Mobile  
jdesimone@pyramidbrokerage.com

**Robert W. Scherreik, SIOR, CCIM, MCR**  
**Real Estate Broker, President**  
+1 845 787 1373 Direct  
rscherreik@pyramidbrokerage.com

356 Meadow Avenue, 2<sup>nd</sup> Floor  
Newburgh, New York 12550  
+1 845 522 5900  
**pyramidbrokerage.com**

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance  
Cushman & Wakefield Copyright 2025. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.