

1 Distribution Dr,
Bloomingburg, NY 12721

10K-20K Sq.Ft. Warehouse

\$11 Per Sq. Ft. NNN

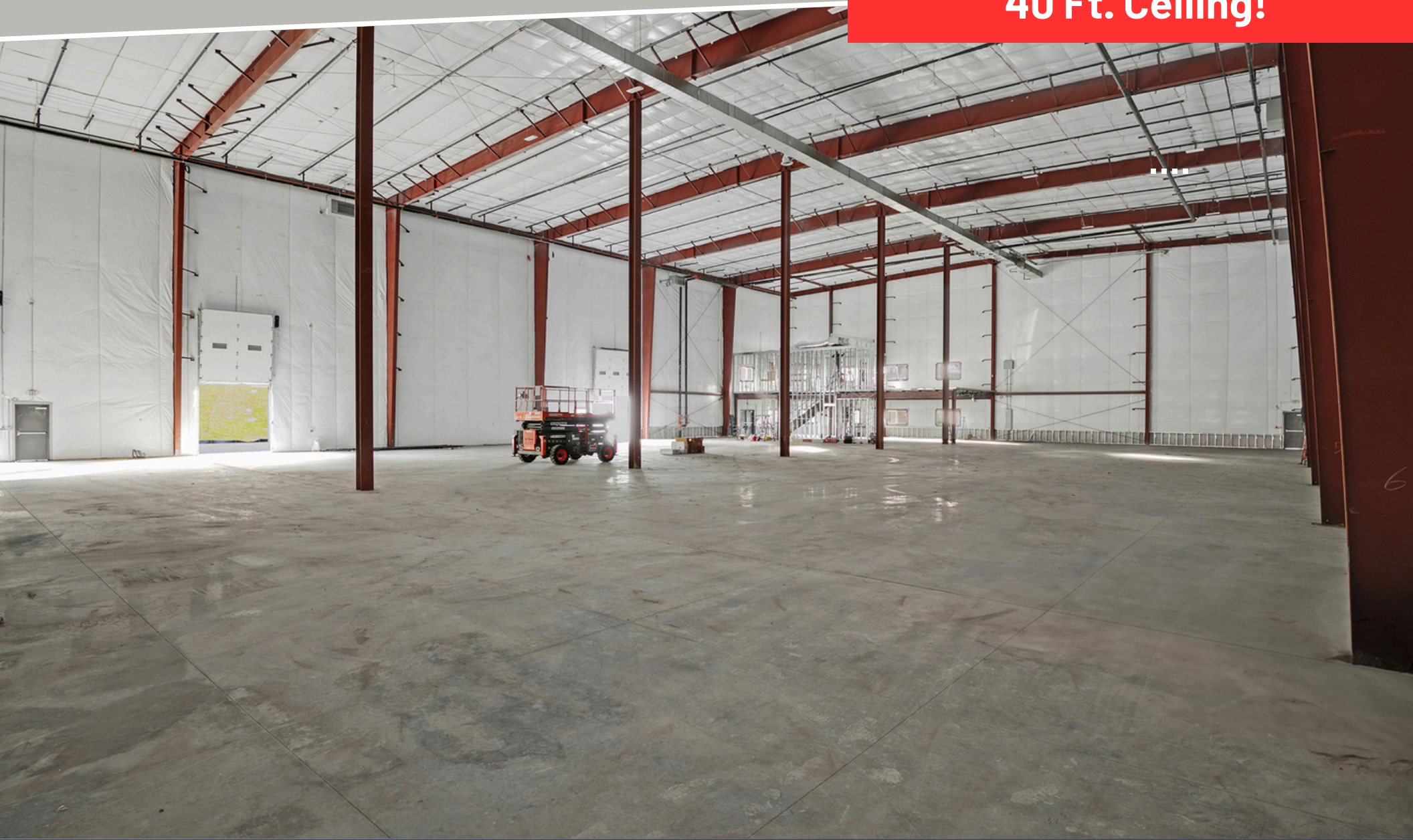


CONTACT OUR
COMMERCIAL
TEAM LEADER:

Abraham Lowy
845.782.0205 #3
sales@mkcommercials.com

1 Distribution Dr,
Bloomington, NY 12721

40 Ft. Ceiling!



Property Overview

Property Details

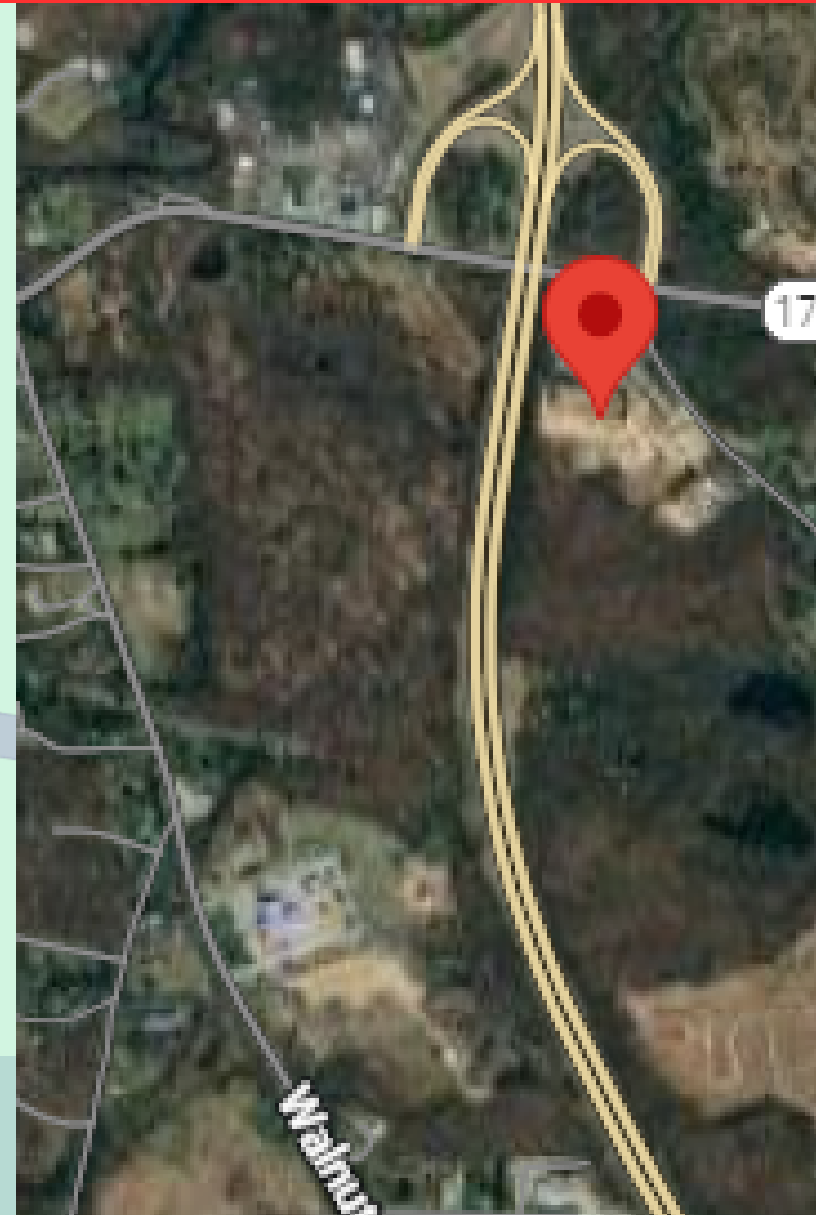
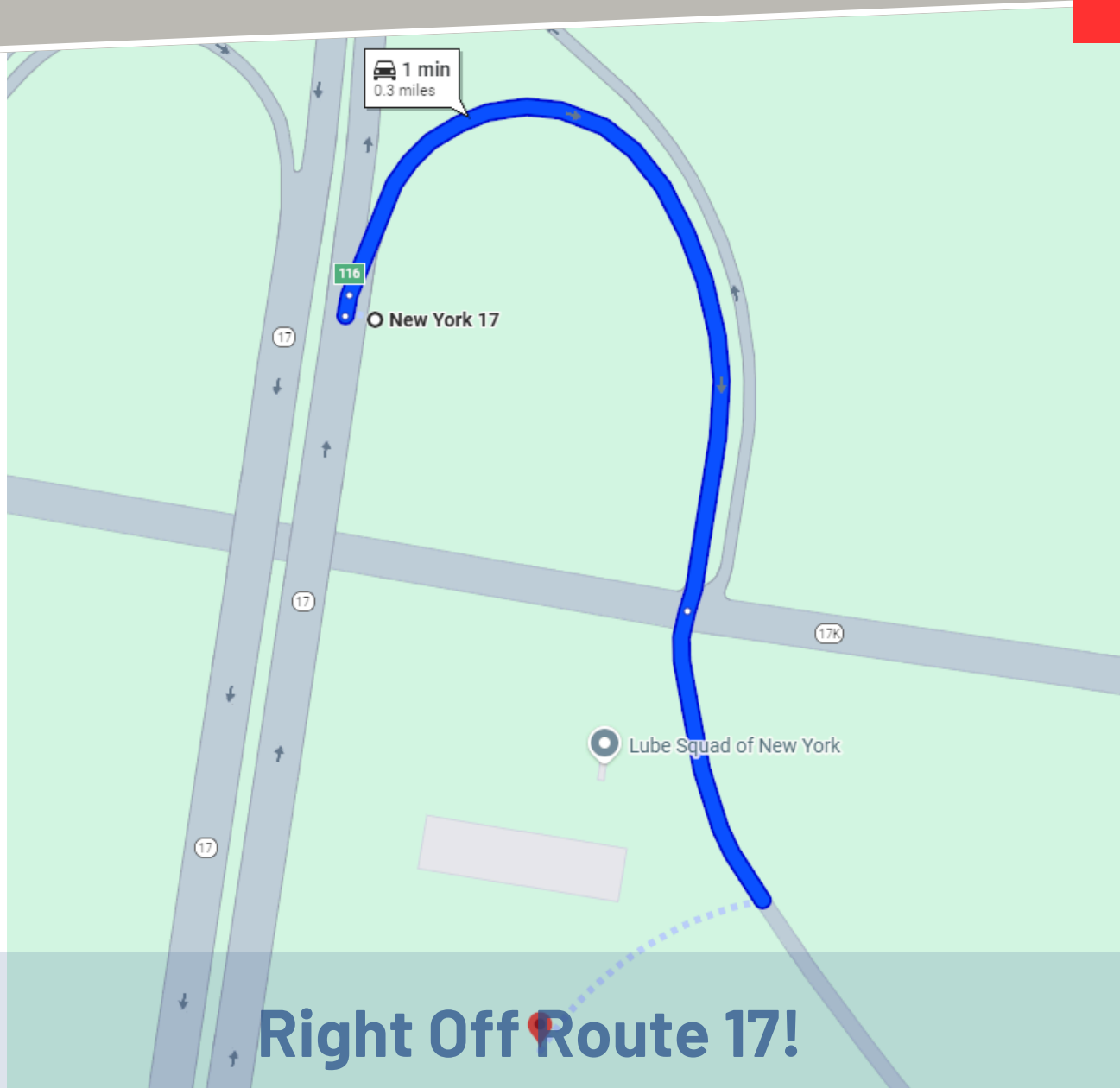
Lease Rate:	\$11 Per Sq. ft. NNN
Tax ID:	335200.001.000-0001-058.210/0000
SBL:	1-1-58.222
Assessment:	\$128,200
Available Sq. Ft:	20,000
Total Building Sq. Ft:	40,000
Lot Size:	4.3 Acres
Ceiling Height:	40 Ft
Features:	3 Loading Docks & 2 Drive-Ins
Zoning:	ENT-L, Light Enterprise
Utilities:	Propane Heat, Drilled Well, Septic Tank, Phase 3 Electric, 800/1600 Amps

Property Description

Impressive industrial property featuring a soaring 40-foot ceiling height, providing exceptional vertical clearance for a variety of uses. Strategically located 0.3 of a mile off exit 116 for convenient access and optimal logistics. The facility is equipped with robust 800/1600 amp, 3-phase electric service, ensuring ample power for heavy machinery and operations. Enjoy the clear span, as well as an efficient sprinkler system, for enhanced safety. The property features drive-ins and loading docks, ensuring seamless loading and unloading. With its airy, open layout, this space is ideal for businesses seeking flexibility, accessibility, and top-tier infrastructure.

1 Distribution Dr,
Bloomington, NY 12721

Great Location!



1 Distribution Dr,
Bloomington, NY 12721

Convenient Drive In & Loading Docks



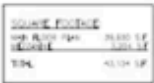
1 Distribution Dr,
Bloomingburg, NY 12721

Aerial View of Property



Floor Plan

Floor Plan



1 FIRST FLOOR PLAN
A-102 SCALE 3/8" = 1'-0"


 STATE OF NEW YORK
 OFFICE OF THE COMPTROLLER
 ALBANY, N.Y.
 DECEMBER 15, 1903
 TO THE COMMISSIONERS OF THE LAND OFFICE
 ALBANY, N.Y.
 SIR: I have the honor to acknowledge the receipt of your letter of the 10th inst., in relation to the proposed warehouse for the
 GOSHEN TURNPIKE BUSINESS PARK
 GOSHEN TURNPIKE, TOWN OF WALLKILL
 ORANGE COUNTY, NEW YORK
 and in reply to inform you that the same has been referred to the proper authorities for their consideration.
 Very respectfully,
 J. B. CROSSLAND, Comptroller.