

1 Distribution Dr,  
Bloomingburg, NY 12721

**10K-20K Sq.Ft. Warehouse**



**\$11 Per Sq. Ft. NNN**

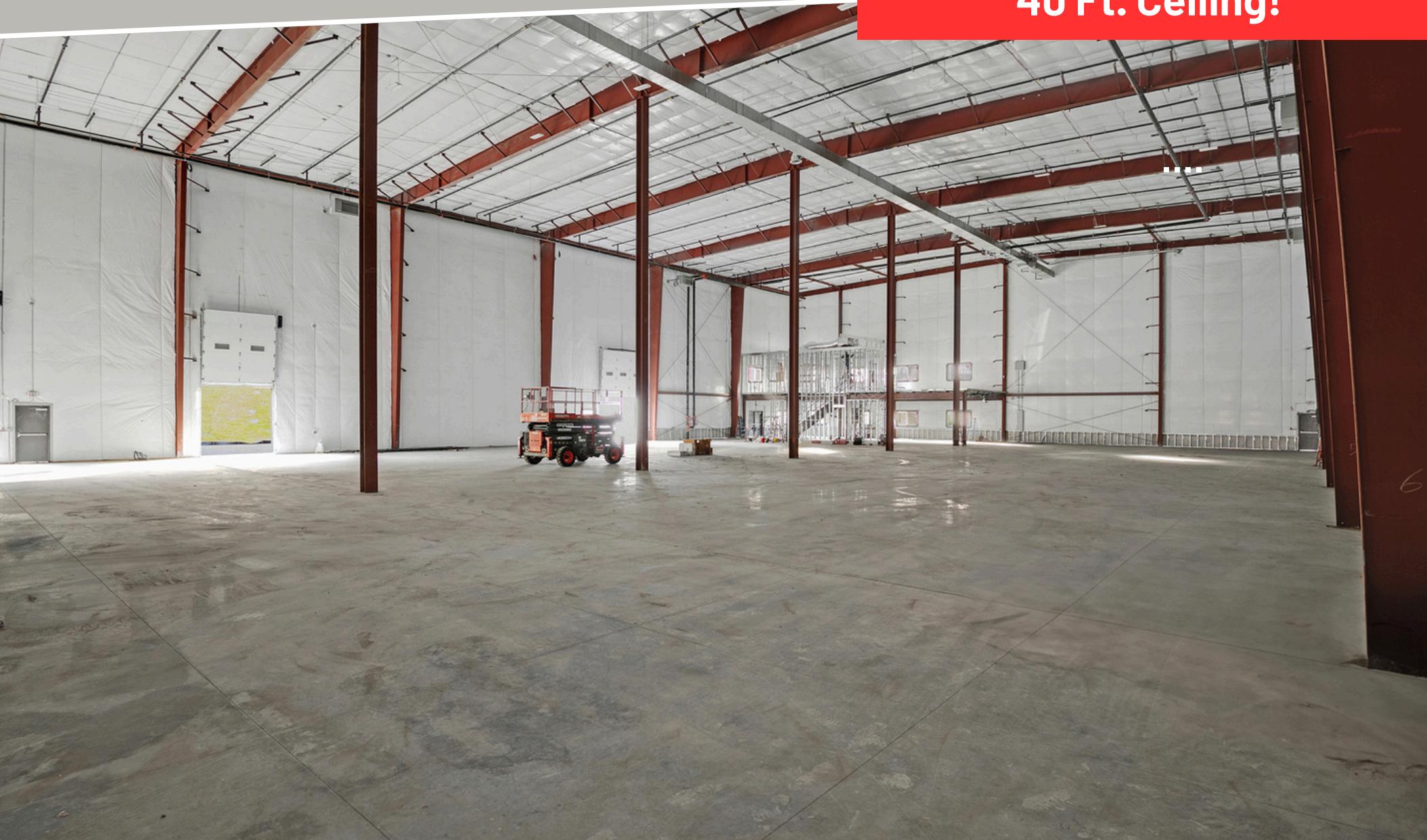


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**40 Ft. Ceiling!**



## Property Overview

### Property Details

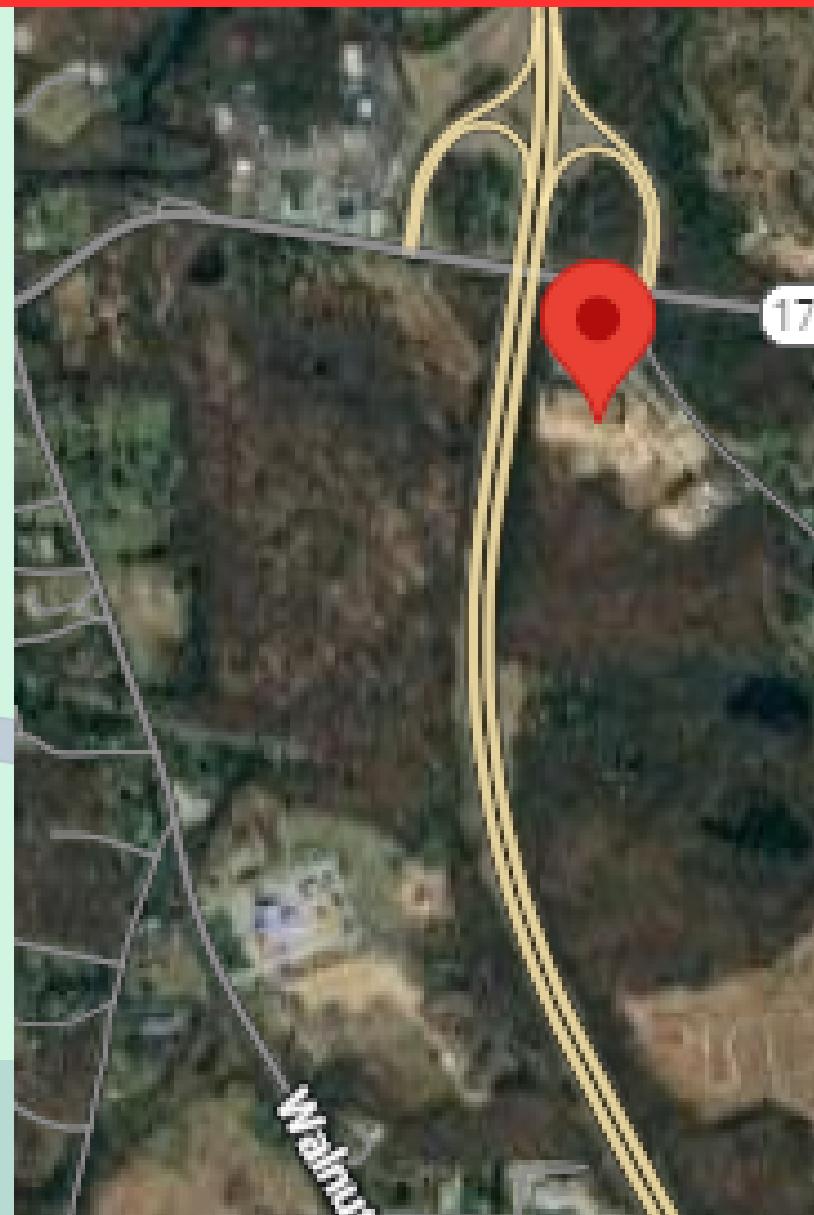
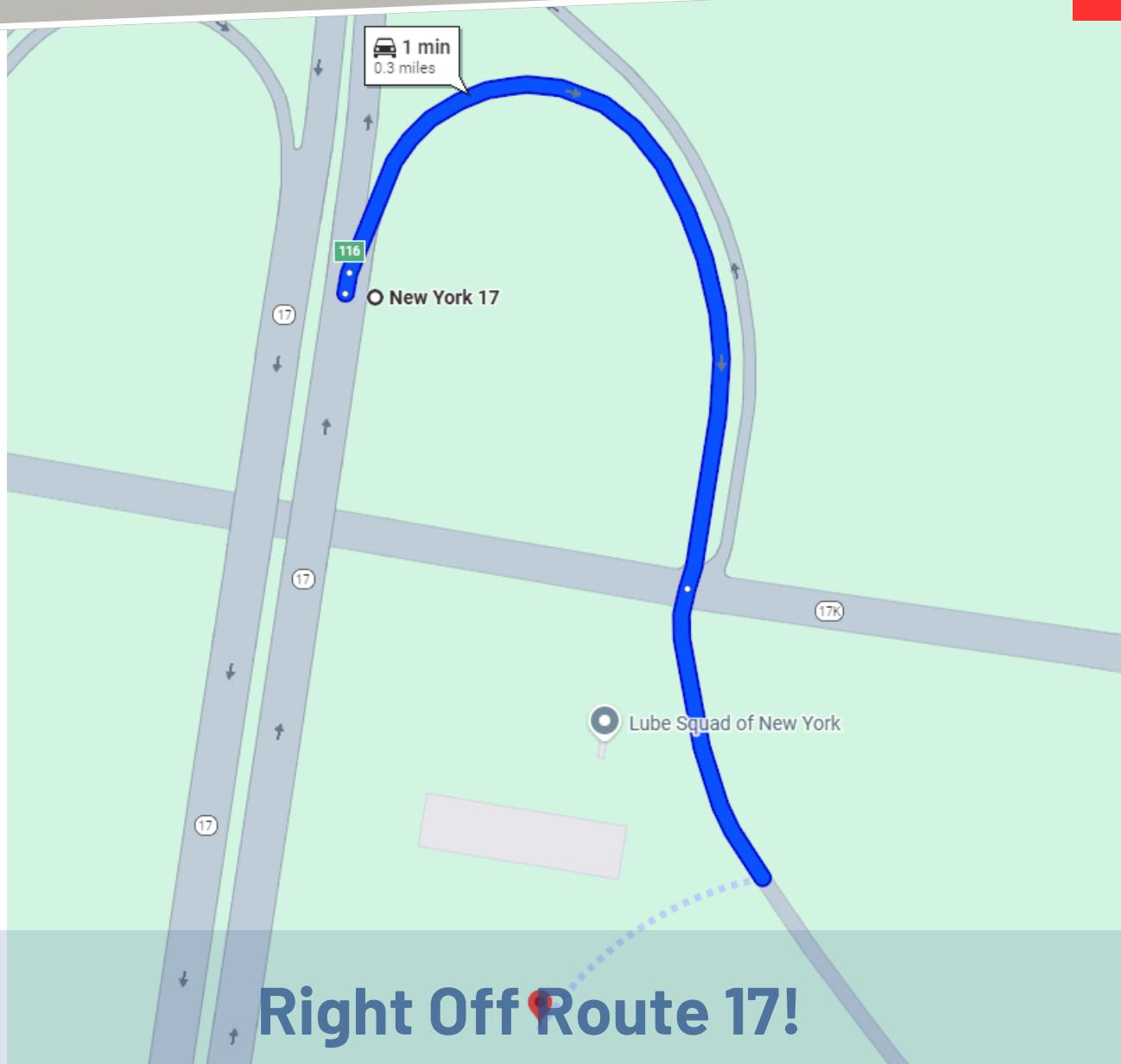
Lease Rate:	\$11 Per Sq. ft. NNN
Tax ID:	335200.001.000-0001-058.210/0000
SBL:	1-1-58.222
Assessment:	\$128,200
Available Sq. Ft:	20,000
Total Building Sq. Ft:	40,000
Lot Size:	4.3 Acres
Ceiling Height:	40 Ft
Features:	3 Loading Docks & 2 Drive-Ins
Zoning:	ENT-L, Light Enterprise
Utilities:	Propane Heat,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

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Great Location!



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Convenient Drive In & Loading Docks



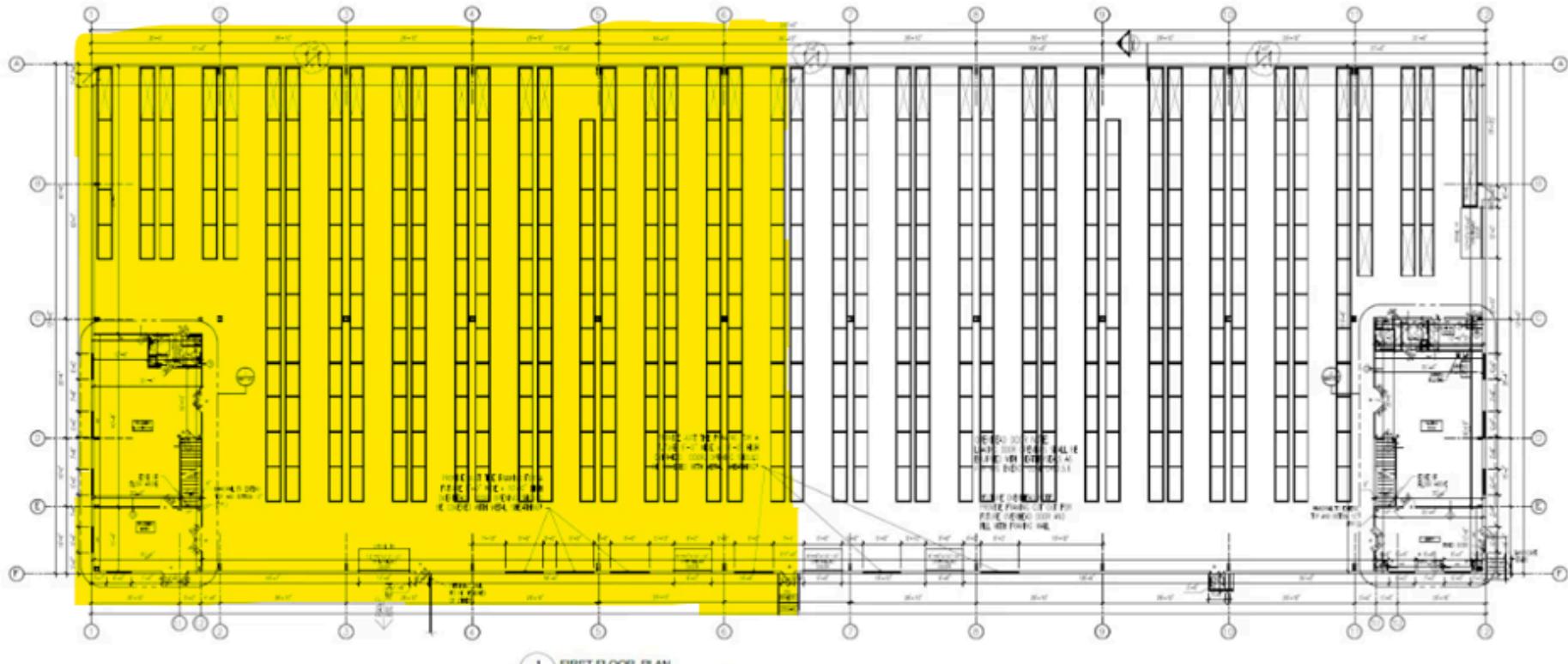
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## Aerial View of Property



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# Floor Plan



**GOSHEN TURNPIKE BUSINESS PARK**  
PROPOSED WAREHOUSE FOR:  
GOSHEN TURNPIKE, TOWN OF WALLKILL  
ORANGE COUNTY, NEW YORK

A-102



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