



FOR SALE OR LEASE

2096 Route 22

PATTERSON, N.Y. 12563

Proposed 100,000SF
Warehouse/Office
Near I-84/684



HOULIHAN LAWRENCE
COMMERCIAL

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8.71
AC

\$3,000,000 (Land)
\$12/SF NNN (Build to Suit)

100,000
SQFT.

Located just 8 miles from the intersection of I-84 and I-684, these two adjoining parcels of level, raw land just off NYS-22 in the Town of Patterson are currently engineered for a 100,000SF warehouse – a permitted use under the C-1 zoning code. Owner is soliciting offers to purchase the site Subject To Approvals (buyer responsibility) or will Build to Suit and lease a fully turn-key building to tenant's specs.





SITE | ZONING | USES

2096 Route 22
Patterson, N.Y.

- Parcel 1: 372400-035-000-0005-047-000
- Parcel 2: 372400-035-000-0005-049-000
- Proposed 100,000SF Warehouse on 8.7ac w/ Docks, Parking, Multiple Egress Points
- Well/Septic (to be built based on use)
- C-1 Zoning - Variety of Commercial and Industrial Permitted and Special Permit
- Permitted Uses include warehouse/storage w/ accessory manufacturing
- Buyer responsible for confirming zoning code with Town of Patterson based on their planned development

CONTACT US FOR MORE INFORMATION



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**LOCAL MARKET LEADERSHIP.
WORLD CLASS CONNECTIONS.**

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