

2265 State Route 17K
Montgomery, NY 12549

19,087 SQ. FT. INDUSTRIAL SPACE FOR LEASE

\$12 Per Sq. Ft.



CONTACT OUR
COMMERCIAL
TEAM LEADER:

Abraham Lowy
845.782.0205 #2
sales@mkcommercials.com

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New Construction

BRAND NEW BUILDING!



Property Details

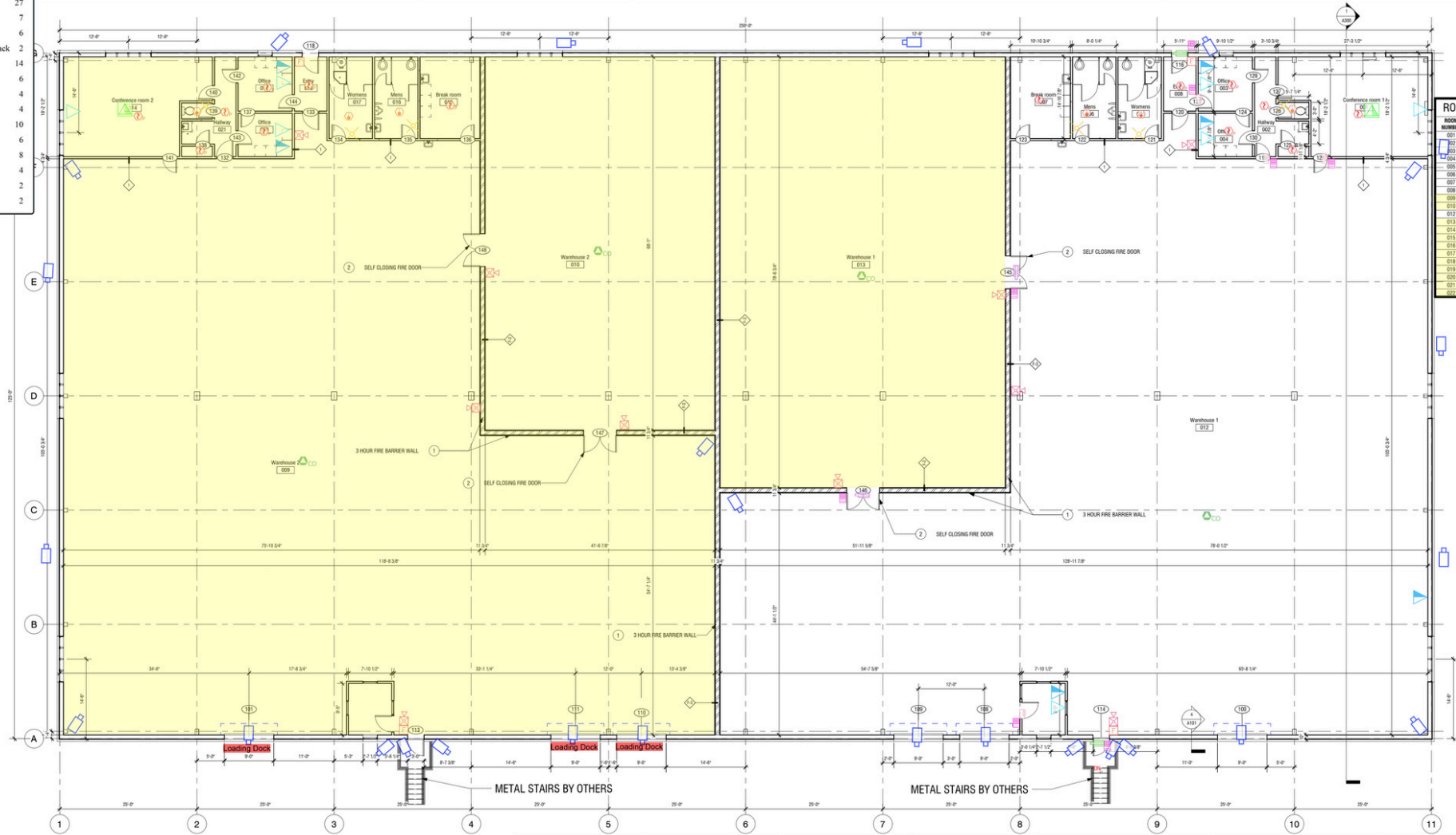
Building Sq. Ft:	31,500
Available Sq. Ft:	4,082 - 19,087 Includes Approx. 1,150 Sq. Ft. Office Space
Lease Price:	\$12
Lease Type:	Modified Gross
Tax ID:	332600.021.000-0001-064.500/0000
SBL:	21-1-64.5
Lot Size:	8.3 Acres
Ceiling Height:	32 Ft
Features:	3 Loading Docks
Zoning:	BP, Business Park
Utilities:	Septic Sewer, Drilled Well, Gas & Electric, Forced Air Heating System

Property Highlights

- This is a remarkable chance for a business to move into this brand-new, exceptional warehouse that is ready for immediate occupancy!
- It has been meticulously designed to meet the needs of tenants perfectly.
- Suitable for various uses, including distribution, manufacturing, and warehousing!
- This space features three loading docks equipped with levelers!
- It includes nice office space with an 8-foot ceiling, a conference room, a cafeteria, and more.
- Special features include a 32-foot ceiling height, heavy power, large windows that allow plenty of natural light, installed low-voltage wiring, security cameras, and more.
- This property boasts a prime location on Route 17K, conveniently located just a few minutes' drive from Route 17!
- Spanning a total lot size of 8.3 acres, it offers a spacious parking lot along with beautifully maintained grounds.

Legend

IP Camera	27
Network Jack	7
Phone & Network Jack	6
Phone & Network Floor Jack	2
Smoke Detector	14
Heat Detector	6
CO Detector	4
Pull Station	4
Horn & Strobe	10
Visual Strobe	8
Pin & Prox Reader	6
Door Strike	4
Push Bar Door Strike	2
Wiring for Push Bar	2



ROOM SCHEDULE 1

ROOM NUMBER	ROOM NAME	Area
001	Conference room 1	435 SF
002	Hallway	96 SF
003	Office	96 SF
004	Office	78 SF
005	Women's	118 SF
006	Men's	118 SF
007	Break room	162 SF
008	Entry	59 SF
009	Warehouse 2	10307 SF
010	Warehouse 2	2948 SF
012	Warehouse 1	10302 SF
013	Warehouse 1	4082 SF
014	Conference room 2	432 SF
015	Break room	162 SF
016	Men's	118 SF
017	Women's	118 SF
018	Entry	59 SF
019	Office	96 SF
020	Office	78 SF
021	Hallway	96 SF
022	CLIGHT 1	11 SF

1 LEVEL 1 FLOOR PLAN
A101 1/8" = 1'-0"

	CONSULTANT HERMAN FISHER ASSOCIATE AIA 3 FRANKFORT RD., # 302	STRUCTURAL ENGINEER:	REVISIONS: NO. DESCRIPTION DATE	CLIENT NAME: RGM NY LLC	SHEET NAME: FLOOR PLAN
	<p>METAL STAIRS BY OTHERS</p>				

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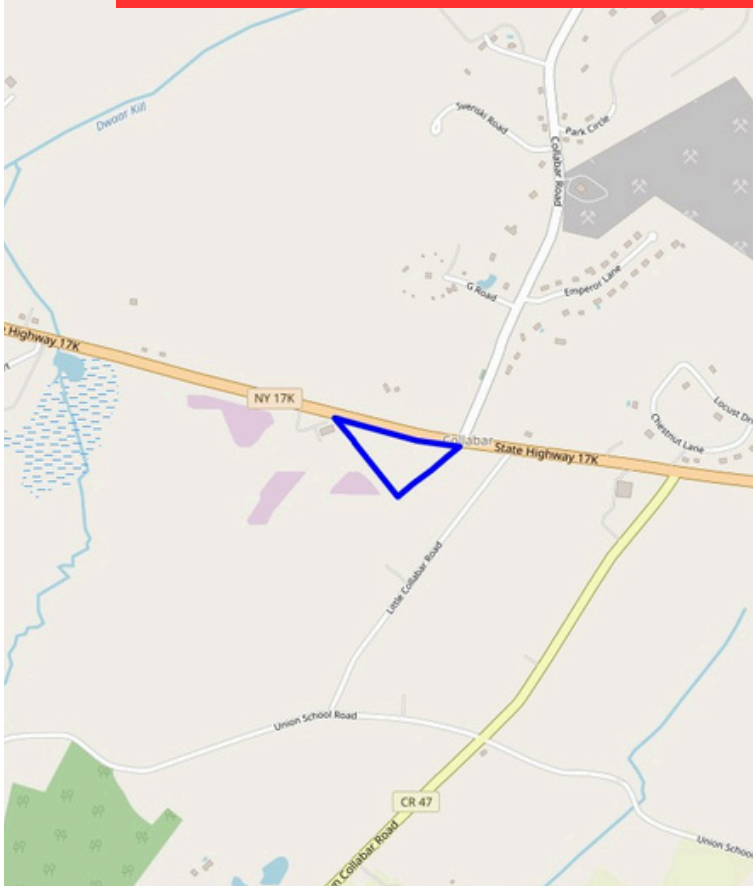
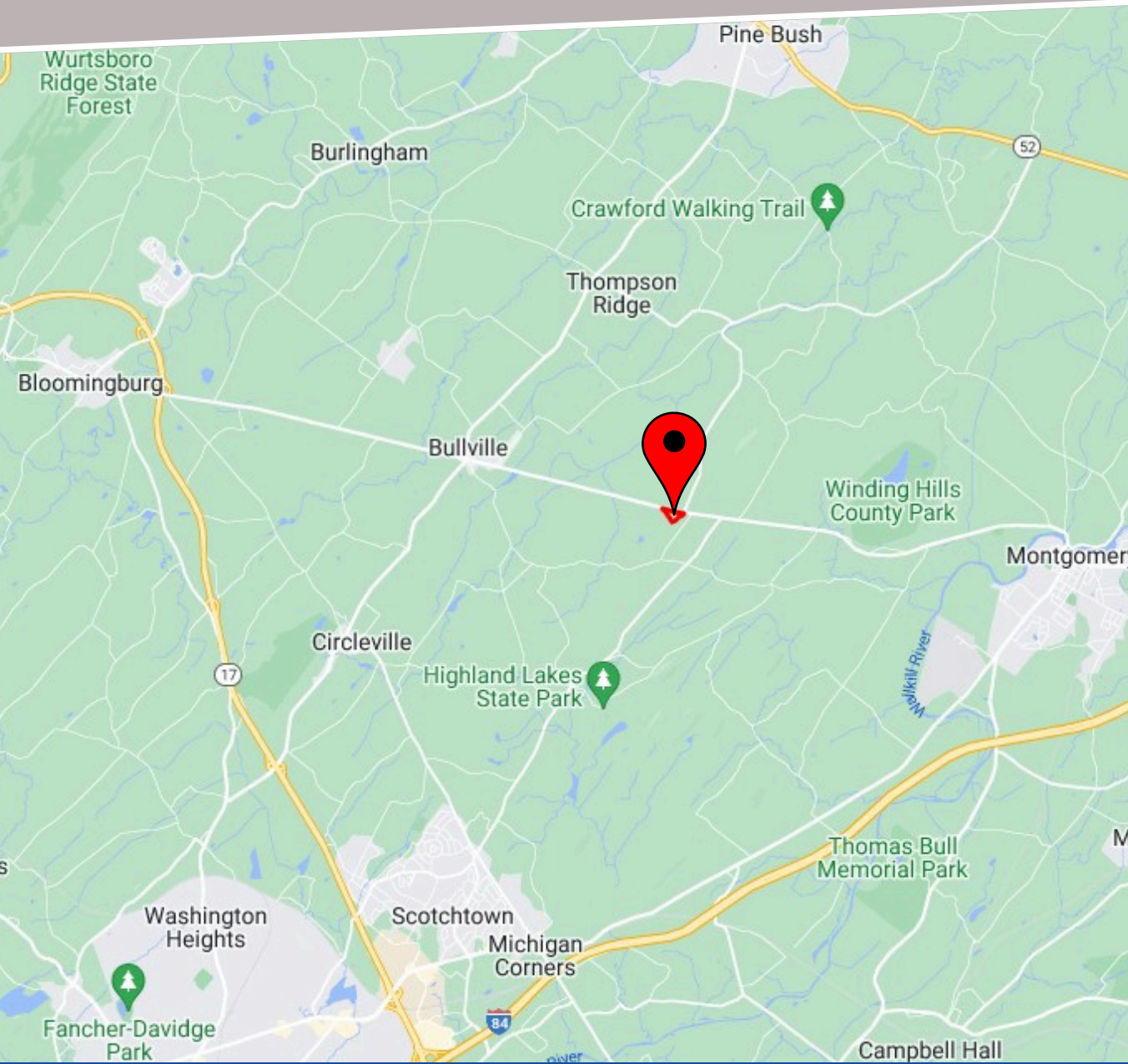
Loading Docks



This Space has 3 Loading Docks

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Prime Location



This Property Boasts a Prime Location on Route 17K, Conveniently Located Just a Few Minutes' Drive From Route 17!

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Lot Size: 8.3 Acres

**Spanning a Total Lot Size of 8.3
Acres, it Offers a Spacious
Parking Lot Along with
Beautifully Maintained Grounds!**



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Beautiful Office Space!

