

**RETAIL
SPACE** **FOR LEASE**

**102 DOLSON AVE
MIDDLETOWN, NY**

CONTACT

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**BOOTH
STREET**








102 DOLSON AVENUE, MIDDLETOWN, NEW YORK

BOOTH
STREET

ABOUT THE LOCATION

PROPERTY HIGHLIGHTS

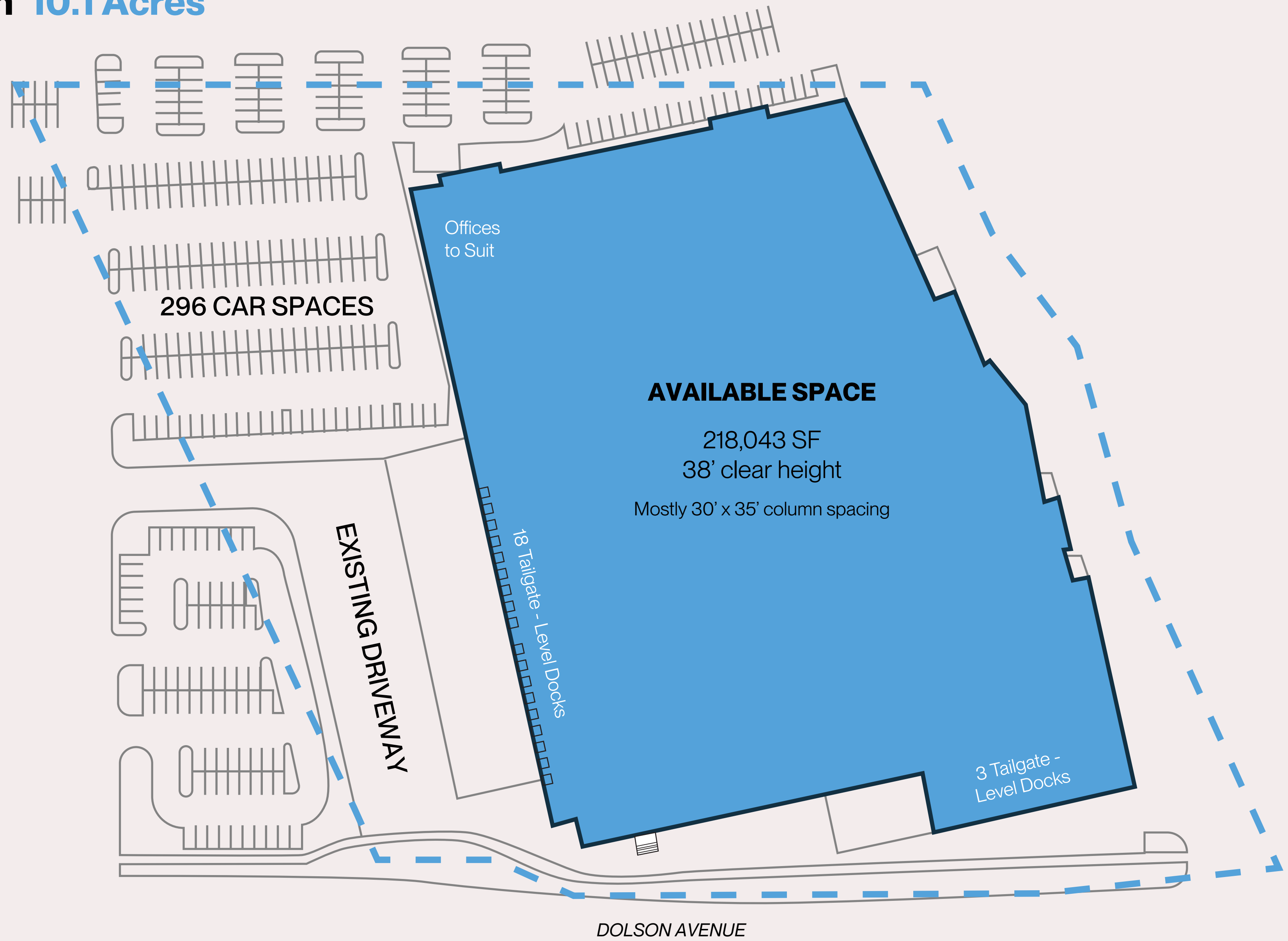
BUILDING SIZE 218,043 SF	CEILING HEIGHT 38'	 Renovation of Existing Building	COMMENTS The Dolson Avenue industrial facility in Middletown is strategically located with ready access to the I-84/ Route 17 (I-86) Interchange, only 22 miles from the I-84/I-87 Interchange in Newburgh, NY and 20 miles to the I-87/ Route 17 Interchange in Harriman, NY. The transportation arteries are significantly less congested than their neighbors in NJ, providing excellent logistics and reduced overall operating expenses.
PROPERTY SIZE 10.1 ACRES	CAR PARKING 296	 Heavy Electrical & Natural Gas	
ZONING Enterprise Zoning	COLUMN SPACING 30' x 35'	 1 Mile to I-84 via Exit 15	

NEIGHBORING RETAILERS

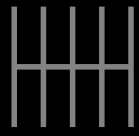
Key Bank	Rent-A-Center	Wendy's	Orange County Bagel Bakery
McDonalds	Saffron Fine Indian Cuisine	Dolson Auto & Tire	The Colonial Diner
ShopRite Middletown	Planet Fitness	Middletown Volkswagen	Orange & Rockland
IHOP	Middletown Plaza	Middletown Mazda	Genpak
House of Birria Tacos & Cantina	Mavis Discount Tire	Monro Auto Service	
Nice 'N Neat Laundry	Verizon	Crown Fried Chicken	
Middletown Cinemas	Walgreens Pharmacy	Taco Bell	



Site Plan 10.1 Acres



AVAILABLE SPACE
218,043 SF



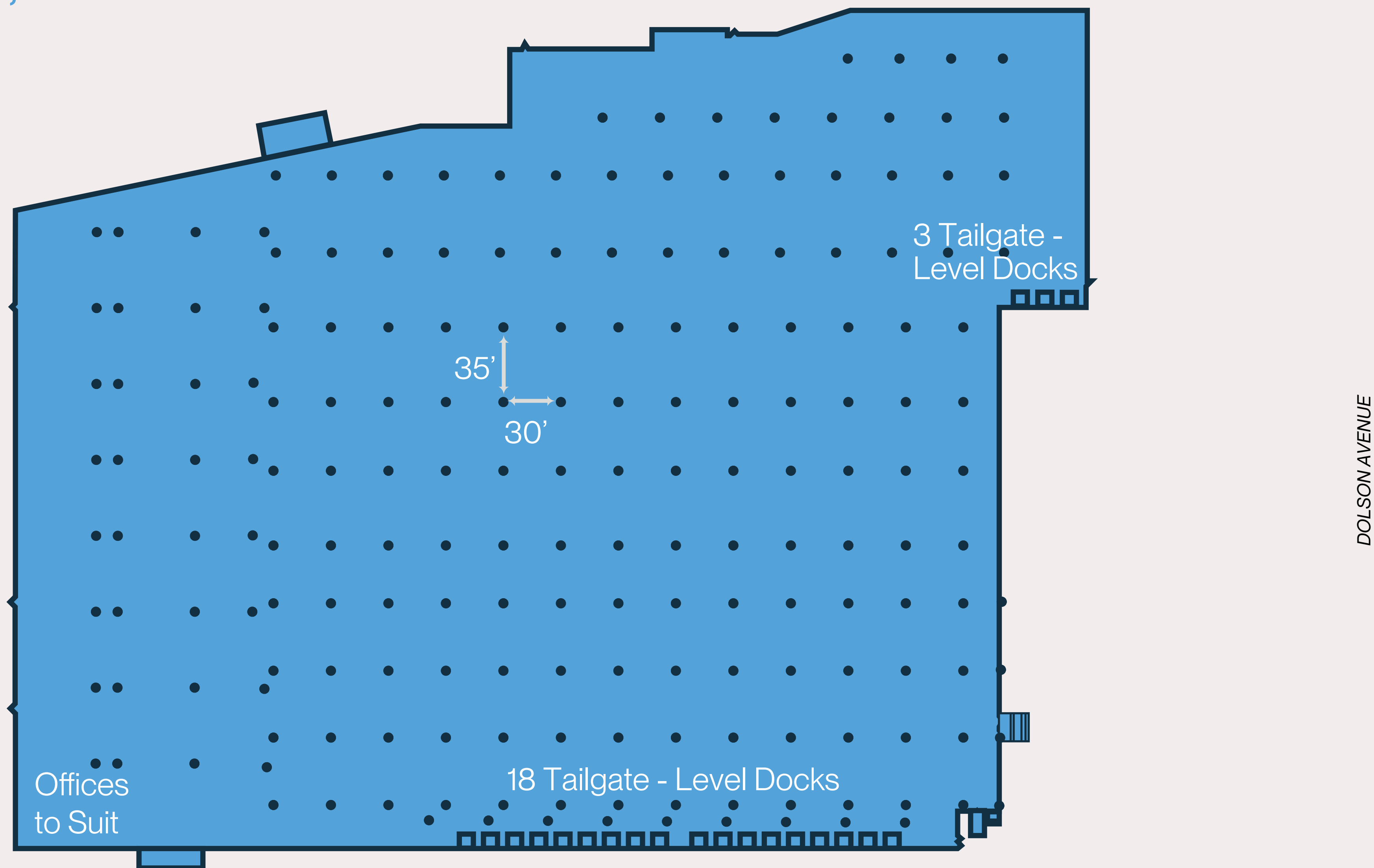
PARKING LOT

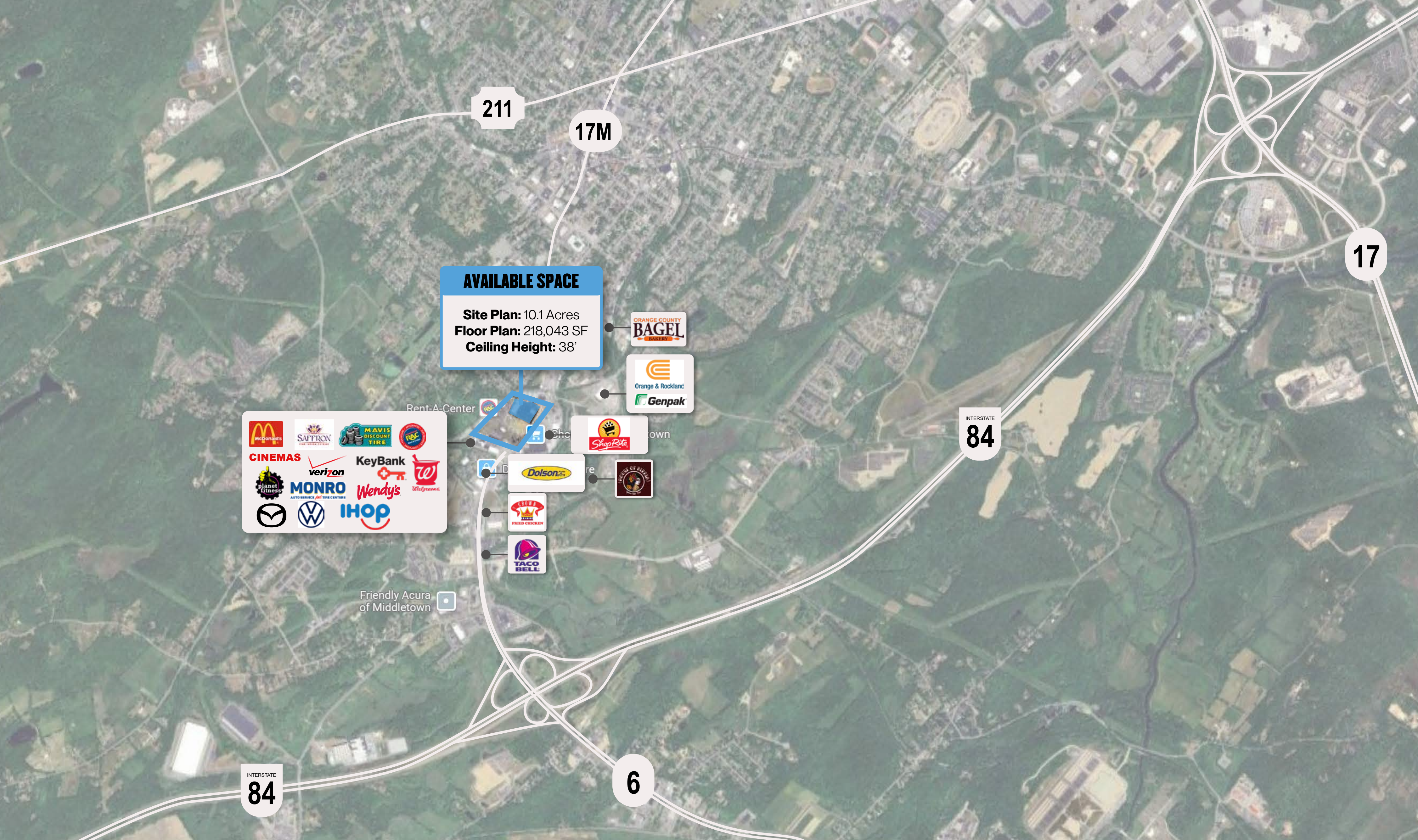






PROPERTY AREA



AVAILABLE SPACE
218,043 SF





-  PROPERTY AREA
-  AVAILABLE SPACE
-  NEIGHBORING RETAILERS
-  RAILWAY





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