3303 ROUTE 6

Middletown (Orange County), New York 10940





Pyramid Brokerage Company



Available Now

For Sublease

241,800 SF

Sublease Term through February 28, 2031

Fully Air-Conditioned

For more information, please contact:

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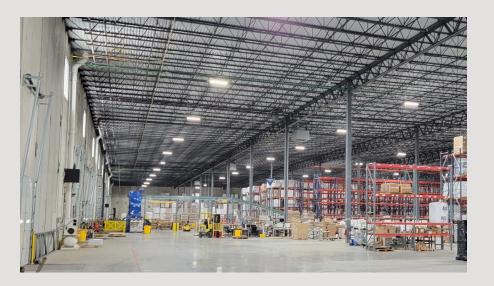
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PROPERTY HIGHLIGHTS

Available for Sublease. Entire 241,800 SF Class A building on 28.7 acres built in 2020 in fast-growth Orange County, NY industrial market. Easy access to entire NYC Metro area and Northeast via Interstates 84 and 87, and NY Route 17.

BUILDING FEATURES

- 36' clear height ceilings
- Climate-controlled building designed for 68 degrees maximum temperature during cooling season
- EFSR sprinkler system
- 50' × 50' bays with 50' × 60' speed bays
- 3,165 SF finished office space
- 33 tailgate-level loading docks (expandable to 45)
- 2 drive-in doors
- 112 car parking spaces and 38 trailer spaces
- Electricity 3,000 amps @ 480/277 volts
- Municipal sewer & water, and natural gas







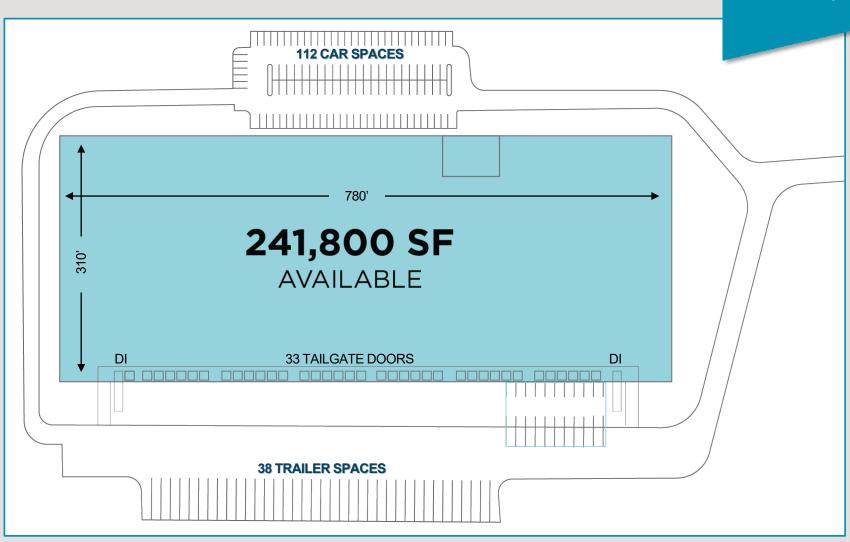


SITE PLAN & FLOOR PLAN





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LOCATION





Tappan Zee Bridge 49 mi | 51 mins

Mahwah, NJ 38 mi | 41 mins

George Washington Bridge 60 mi | 68 mins

Port Newark Container Terminal 87 mi | 95 mins





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