

3303 ROUTE 6

Middletown (Orange County), New York 10940



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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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

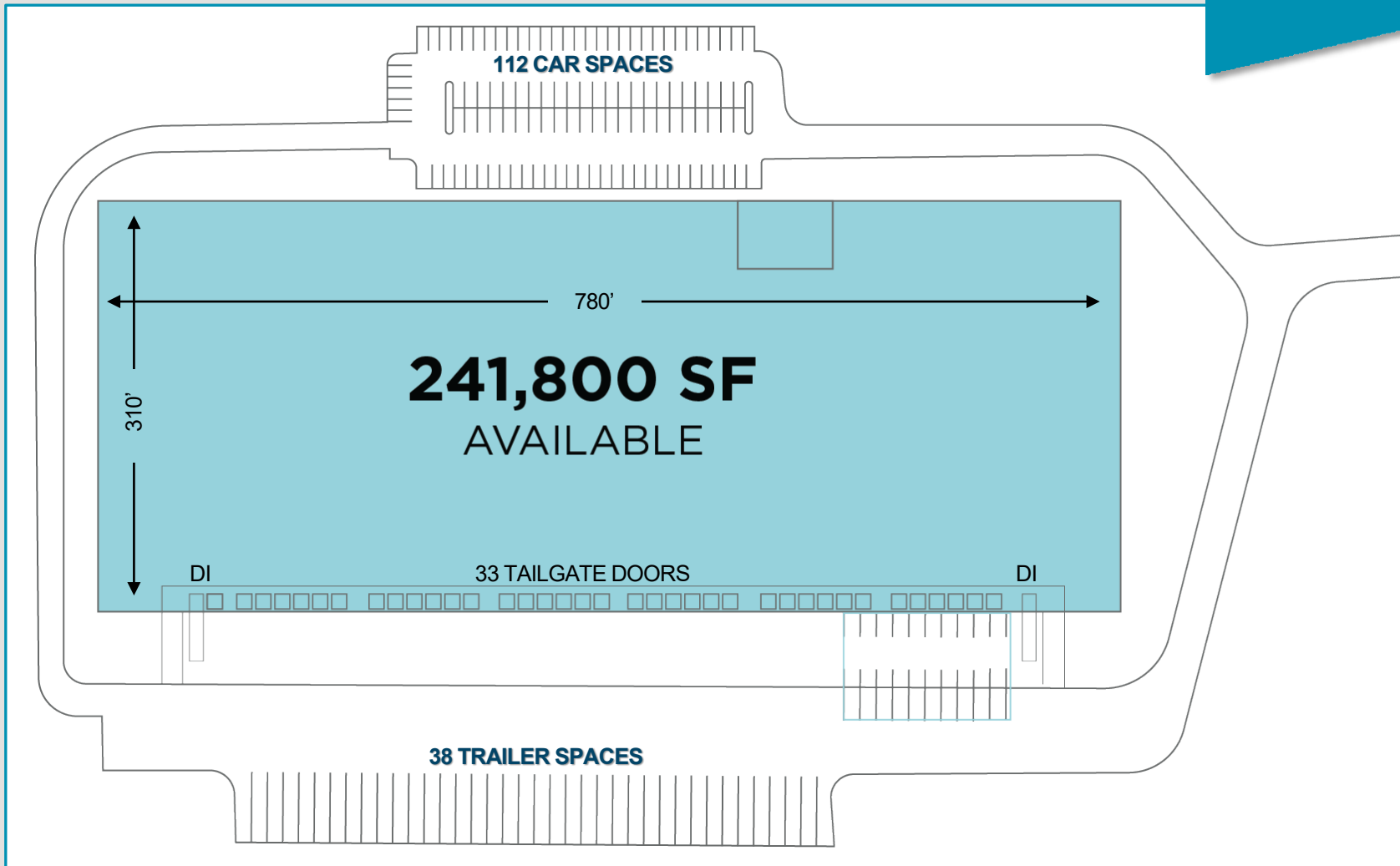
- 36' clear height ceilings
- Climate-controlled building designed for 68 degrees maximum temperature during cooling season
- EFSR sprinkler system
- 50' x 50' bays with 50' x 60' speed bays
- 3,165 SF finished office space
- 33 tailgate-level loading docks (expandable to 45)
- 2 drive-in doors
- 112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



 CUSHMAN &
WAKEFIELD

 Pyramid Brokerage
Company

SITE PLAN & FLOOR PLAN



LOCATION



Drive Times

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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