

FOR SALE: 511 Rt. 17k
Located Just 2 miles from Rt 84 Exit

- 5 Acres Zoned B4: Storage, Distribution, Services
 - 17,000 SF Storage & Distribution Space
 - Easy ingress and egress to busy Route 17k
 - +/- 14,000 Vehicles per day
 - 495 Foot Road Frontage
- Minutes to NYS Thruway & Rt 84
- 5 Miles to Stewart International Airport
- Close Proximity to:
 - Major Distribution Centers incl Amazon
 - Lego Land, Resorts Casino
 - Woodbury Commons
 - Stewart International Airport
- Asking: \$2,300,000



Contact John DeMarco 845.206.3667



Alliance Realty Group

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LOOKING FOR LIGHT INDUSTRIAL ON THE RT. 84 CORRIDOR?

This 5 Acre Storage and Distribution site is home to a well-established steel pipe supplier. There is a 13,000 SF flex building with 19' high ceilings and four 11' doors plus one 14' door. There are also three other storage buildings adding another 3,300 SF of space and a large yard for materials and fleet vehicles. The property can be utilized for a number of alternate uses leveraging its proximity to Interstate 84 and the NYS Thruway, Stewart airport as well as dense residential and commercial neighborhoods. Located at the corner of State Route 17k and Maple Avenue, this site has great visibility and has 450 ft +/- frontage those 2 streets. Average daily traffic is 14,000 to 15,000 vehicles daily.

Proximity Map:



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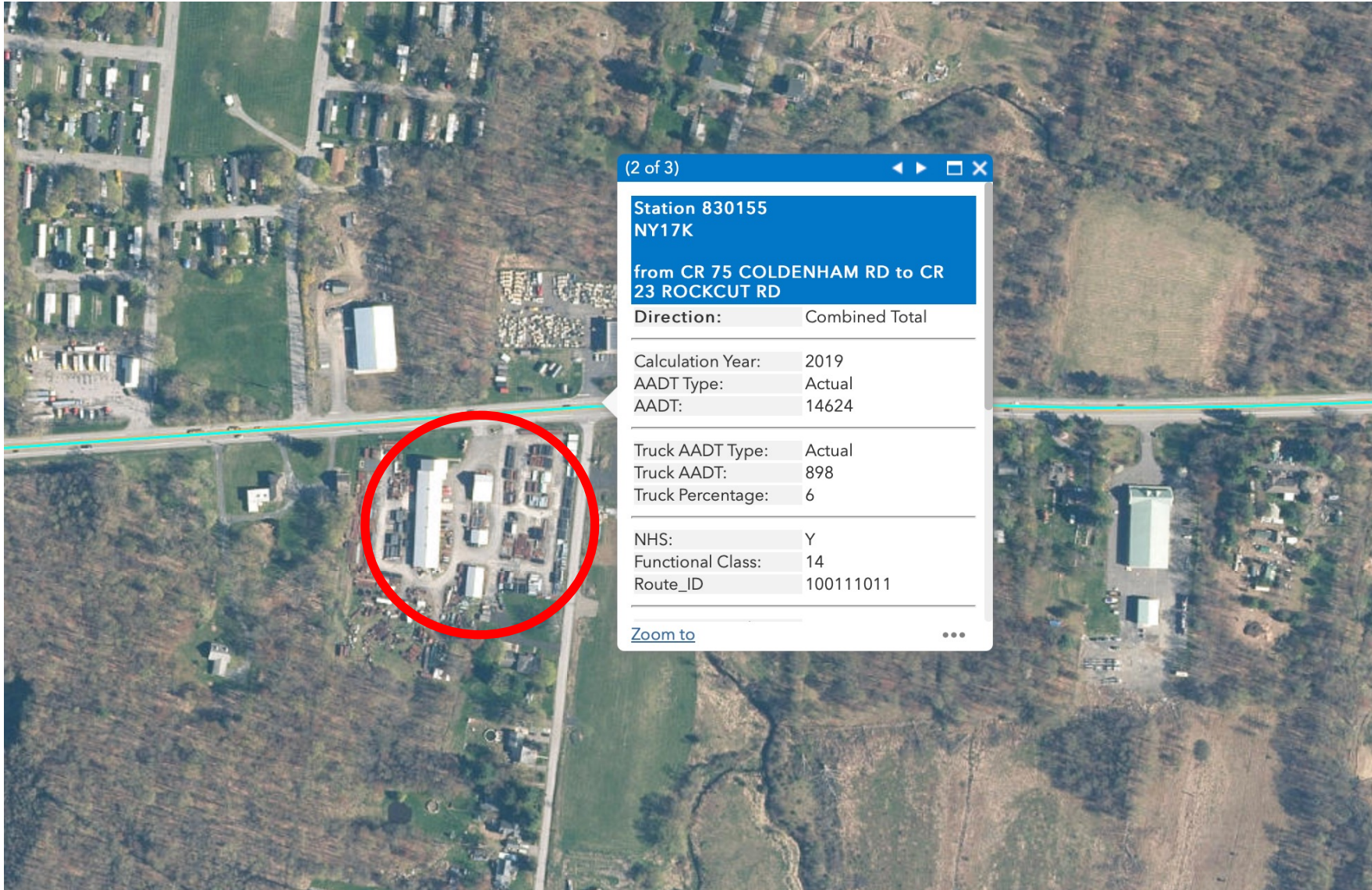
+/- Linear Dimensions:



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High Traffic Area: 14,624 Annual Average Vehicles Per Day



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Source: AADT NYS Traffic Viewer

Zoning:



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Attachment A:

Table of Use Regulations

Use Classification	RA-CE	RA-0.5	RA-1	RM-1	R-MHC	MHP-AR	Crossroads Overlay	B-1	B-2	B-3	I-1	I-2	I-3	WS
F: Industrial Uses														
Automobile Recycling Facility												SU		
Battery Energy Storage System - Tier 2	SU	SU	SU	SU	SU	SU		SU	SU	SU	SU	SU	SU	SU
Business Incubator flex space (Industrial)											SU	SU	SU	
C and D processing facility subject to §235-7.4											SU			
Composting facility subject to §235-7.4											SU			
Contractor business office											SU			
Contractor storage and/or equipment yard							SU	SU	SU		SP	SU	SU	
Data Center/Server Center							SU	SU	SU		SP	SU	SU	
Dry cleaning plant of more than 4,000 sq.ft.											SP	SP	SP	
Flex Space/Multi-Use or Multi-Tenant Building								SU			SU		SU	
Fuel storage											SU	SU	SU	
General Industry											SU	SU	SU	
Laundry plant of more than 4,000 sq. ft											SU	SU	SU	
Limited non-nuisance Industry											SP	SP	SP	
Liquefied Petroleum Gas (LPG) storage											SU			
Local/regional food linkages											SP	SU	SU	
Machinery repair or service plant, non-nuisance											SP	SP	SP	
Monument works											SP	SP	SP	
Municipal sanitary landfill or incinerator											SU	SU	SU	
Non-nuisance industry											SU	SU	SU	
Printing and publishing plants											SP	SP	SP	
Public utility building, plant, structure or storage yard											SP	SP	SP	
Railroad yard							SU				SU	SU	SU	
Recyclable handling and recovery facility subject to §235-7.4											SP	SU	SU	
Research Institute or laboratory								SU	SU		SU			
Retail Industry											SP	SP	SP	
Self Storage Facilities											SU	SU	SU	
Storage yard: building material, feed or similar non-hazardous materials							SU				SU		SU	
Transfer station subject to §235-7.4							SU	SU			SP	SP	SP	
Track terminals											SU			
USDA Slaughterhouse, 5-A state plants and meat processing facilities											SU			

P = Permitted Use; SU = Special Use Permit (and Site Plan Approval) Required; SP = Site Plan Approval Required; All other uses are prohibited

Demographics:

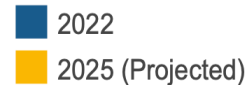
Walden, NY 12586: Economic Comparison

Average Household Income

This chart shows the average household income in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2022

Update Frequency: Annually



Employment Count by Industry

This chart shows industries in an area and the number of people employed in each category.

Data Source: Bureau of Labor Statistics via Esri, 2022

Update Frequency: Annually



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FOR MORE INFORMATION:

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