

4 Distribution Dr,  
Bloomingburg, NY 12721

**Fully Approved 3.2 Acre**

**Sale Price: \$1,600,000.00**



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**Majority Of Essential Infrastructure In Place**





## Property Overview

### Property Details

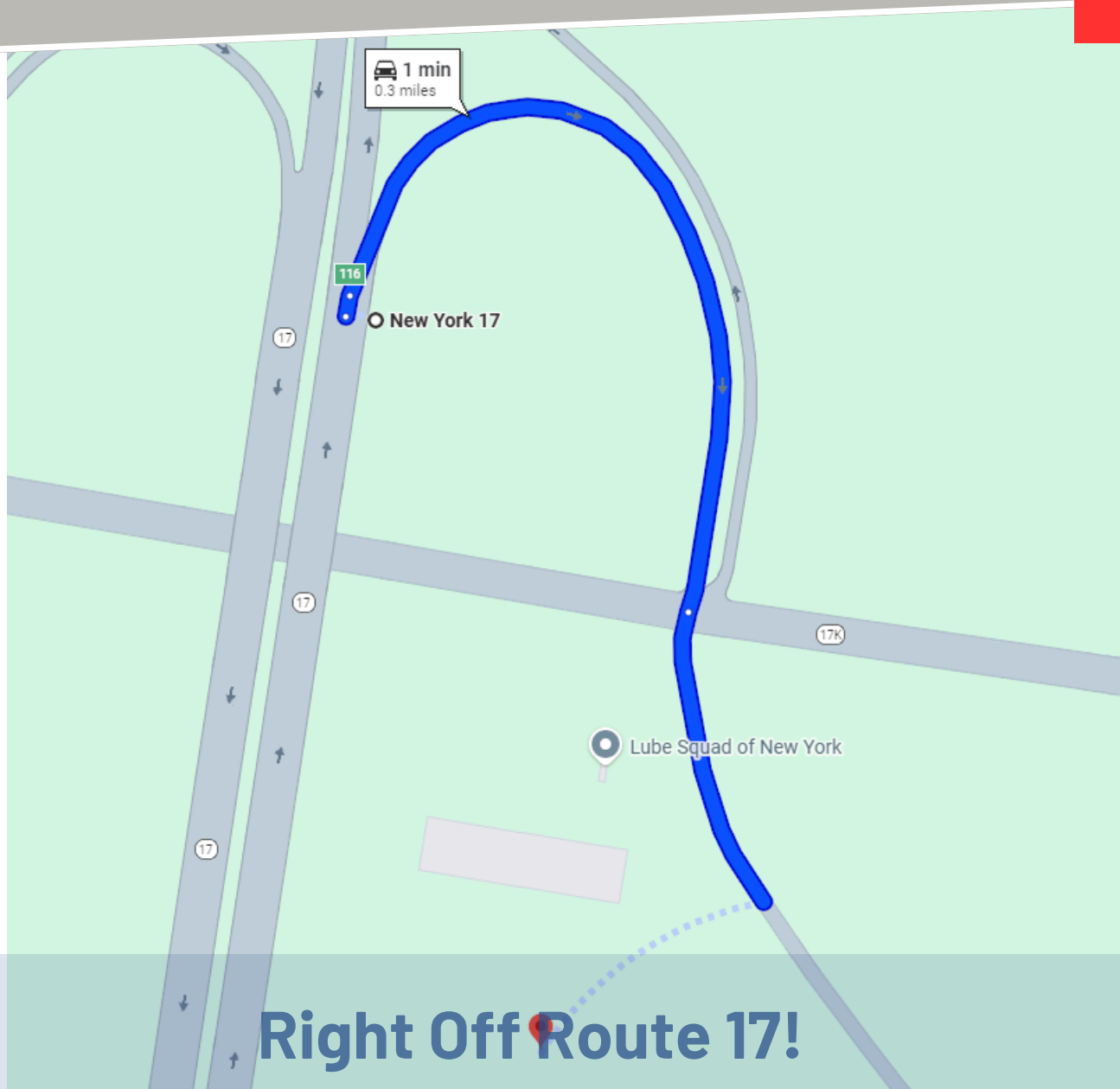
<b>Sale Price:</b>	\$1,600,000
<b>SBL:</b>	1-1-58.232
<b>Assessment:</b>	\$128,200
<b>Available Acreage:</b>	3.2 Acres
<b>Total Buildable Sq. Ft:</b>	40,000
<b>Lot Size:</b>	3.2 Acres
<b>Zoning:</b>	ENT-L, Light Enterprise
<b>Infrastructure Already Done:</b>	Soil test, Perc test, Well test Electric, Telephone,& Internet wiring, Curbs, Ponds, Roads, Drainage, sprinkler holding tank & septic design

### Property Description

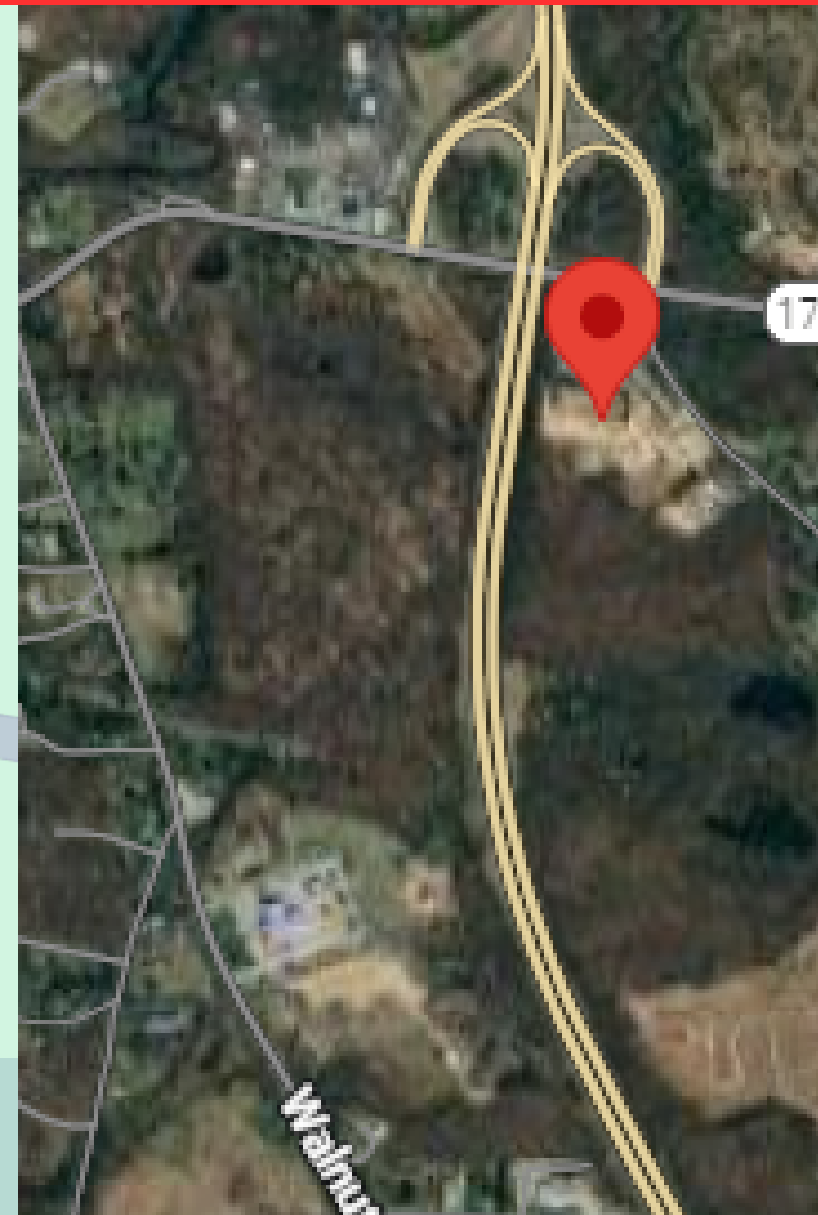
Presenting a fully approved 3.2-acre site for industrial development. Ideally located right off exit 116, this property is approved for a 40,000 square foot industrial building, offering a significant opportunity for businesses seeking ample space and flexibility. Priced competitively at \$1.6 million, the majority of essential infrastructure is already in place, streamlining the development process and saving valuable time and costs. This prime parcel is perfect for investors or end-users looking to capitalize on a turnkey solution in a high-demand area.

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**Great Location!**



**Right Off Route 17!**





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**Ample Space And flexibility**





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## Aerial View of Property

