

1 Distribution Dr,
Bloomingburg, NY 12721

20,000 Sq.Ft. Warehouse

\$12 Per Sq. Ft. NNN

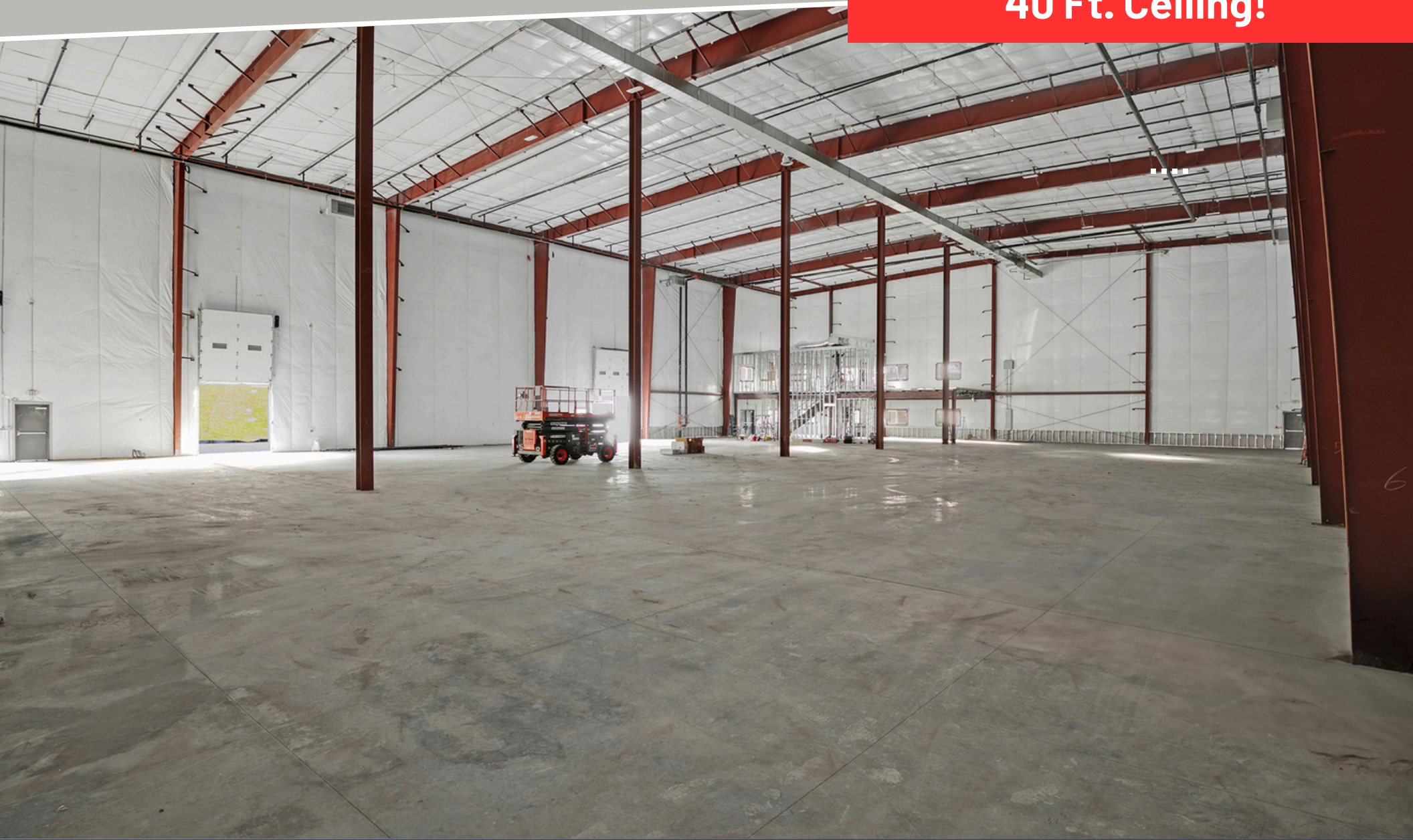


CONTACT OUR
COMMERCIAL
TEAM LEADER:

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845.782.0205 #3
sales@mkcommercials.com

1 Distribution Dr,
Bloomington, NY 12721

40 Ft. Ceiling!



Property Overview

Property Details

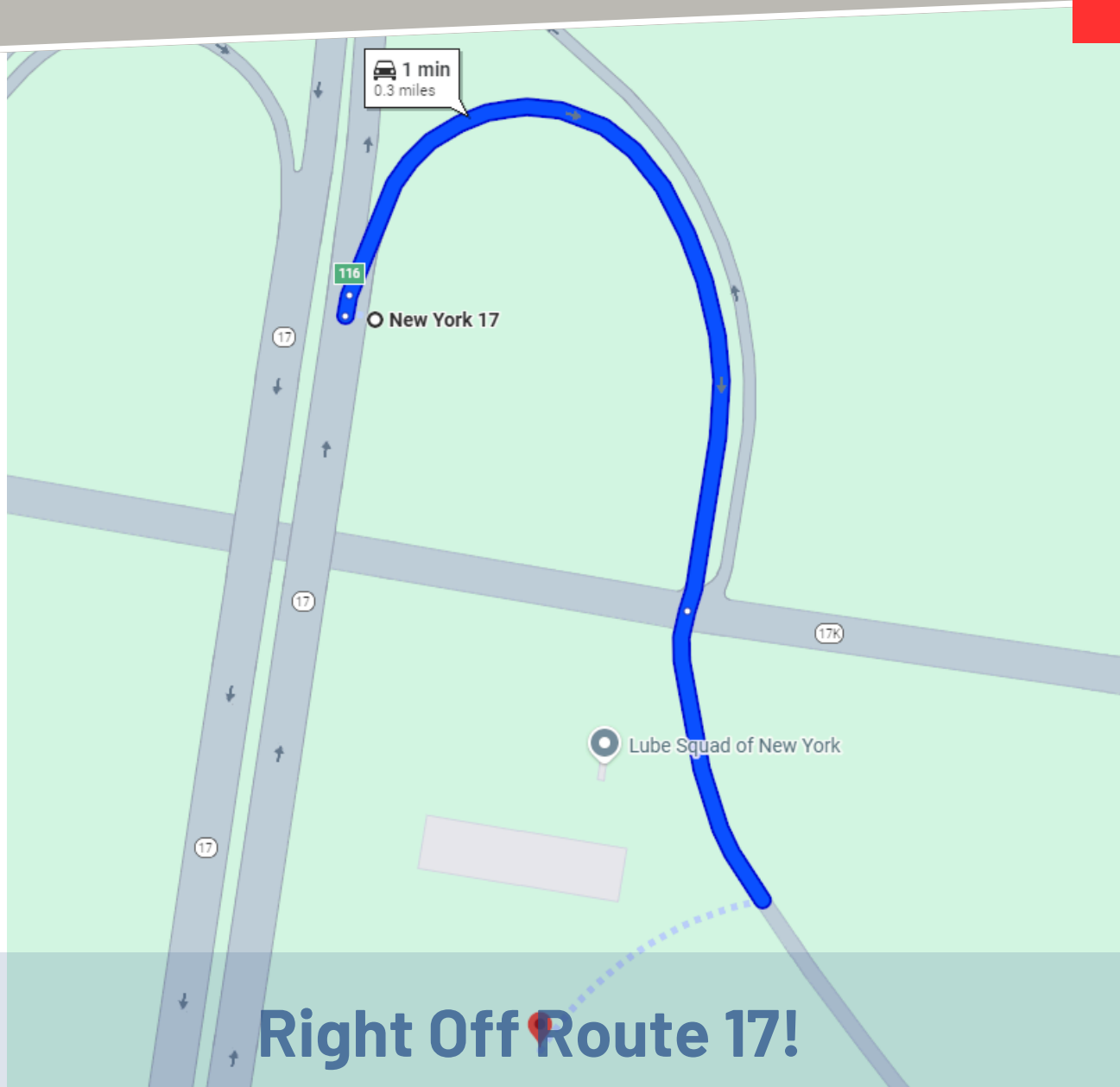
Lease Rate:	\$12 Per Sq. ft. NNN
Tax ID:	335200.001.000-0001-058.210/0000
SBL:	1-1-58.222
Assessment:	\$128,200
Available Sq. Ft:	20,000
Total Building Sq. Ft:	40,000
Lot Size:	4.3 Acres
Ceiling Height:	40 Ft
Features:	3 Loading Docks & 2 Drive-Ins
Zoning:	ENT-L, Light Enterprise
Utilities:	Propane Heat, Drilled Well, Septic Tank, Phase 3 Electric, 800/1600 Amps

Property Description

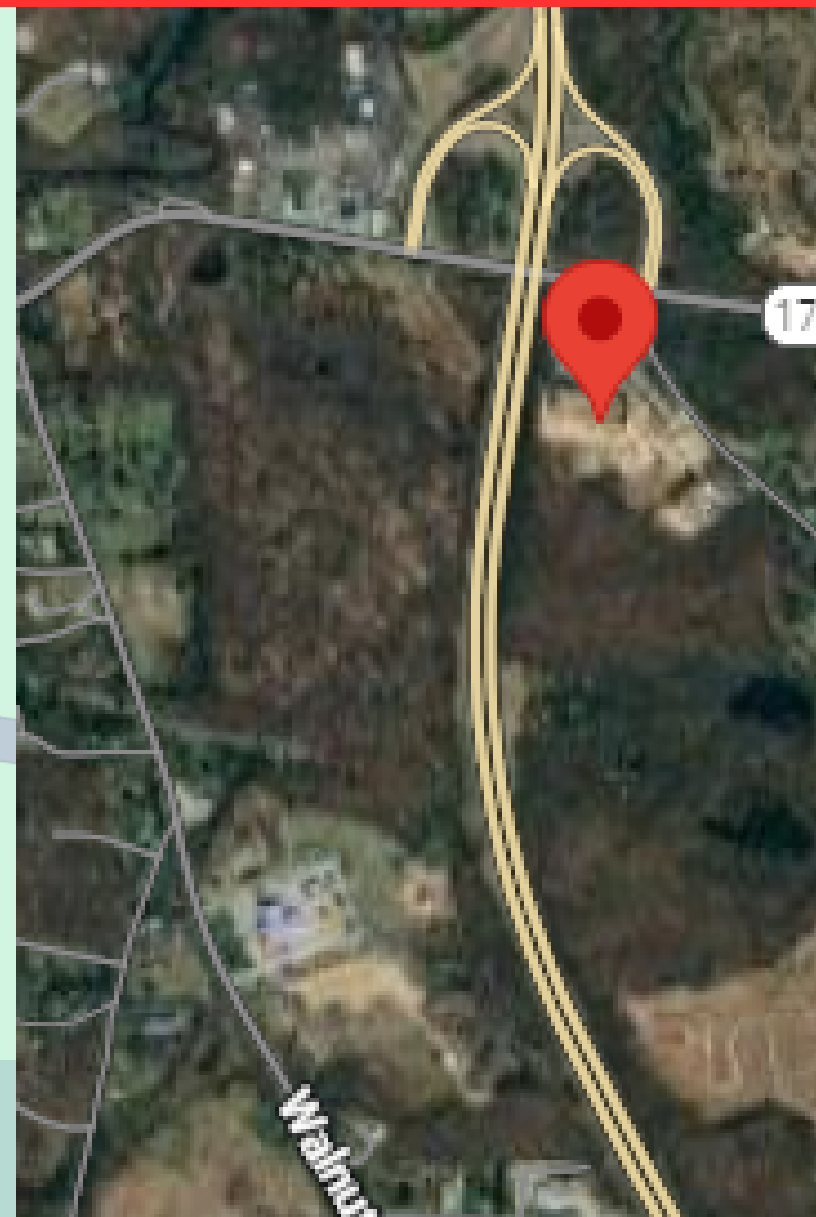
Impressive industrial property featuring a soaring 40-foot ceiling height, providing exceptional vertical clearance for a variety of uses. Strategically located 0.3 of a mile off exit 116 for convenient access and optimal logistics. The facility is equipped with robust 800/1600 amp, 3-phase electric service, ensuring ample power for heavy machinery and operations. Enjoy the clear span, as well as an efficient sprinkler system, for enhanced safety. The property features drive-ins and loading docks, ensuring seamless loading and unloading. With its airy, open layout, this space is ideal for businesses seeking flexibility, accessibility, and top-tier infrastructure.

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Great Location!



Right Off Route 17!



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Convenient Drive In & Loading Docks



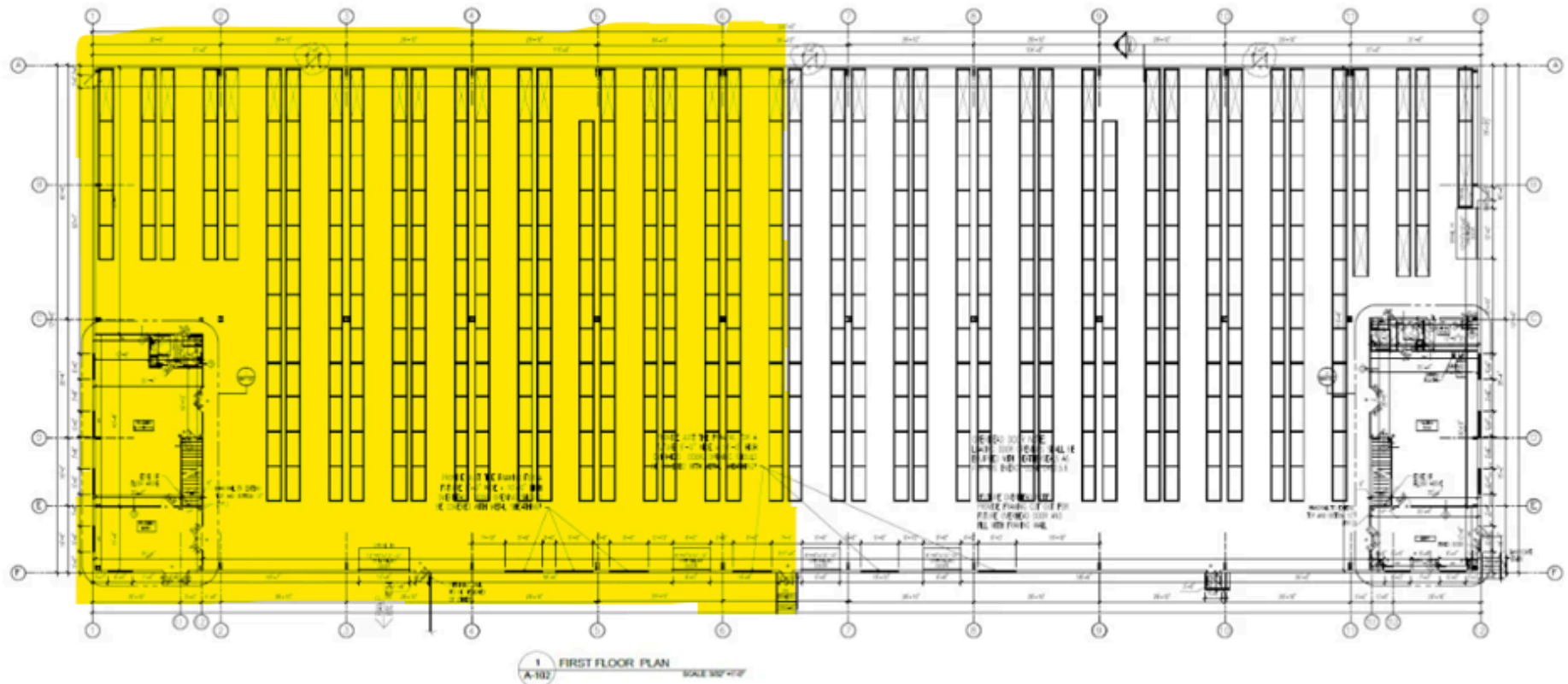
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Aerial View of Property



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Floor Plan



QUANT. PRICE
SHEET NO. 1000 SF
TOTAL 1000 SF

NOTE:
THIS DRAWING IS TO BE USED BY OTHER
PARTIES TO BE USED BY OTHER
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PROPOSED WAREHOUSE FOR:
GOSHEN TURNPIKE BUSINESS PARK
GOSHEN TURNPIKE, TOWN OF WALLKILL
ORANGE COUNTY, NEW YORK

Project No. 1000000
Drawing No. 100
Scale: 1/8" = 1'-0"

Project No. 1000000
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Scale: 1/8" = 1'-0"

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