

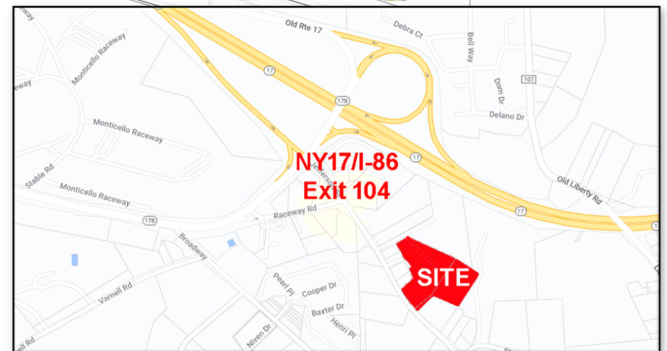
121,000 Sq. Ft. Warehouse Site

86 Jefferson Street
Monticello, NY

Nearing
Final
Approvals



- 6.9 Acre Site
- Municipal Water & Sewer
- Municipality:
Village of Monticello, Sullivan County
- Approvals with 35' ceilings.
50' ceilings may be possible with a variance
- Currently in the final stages of approval.
- Will transfer with **APPROVALS IN PLACE**
- 27 Truck parking
- 60+ cars parking



Ideal for warehouse, distribution, refrigerated food warehouse, 3rd party logistics and more

Building Better Communities With....



(845) 744.2095



- ◇ RJ Smith, RE Associate Broker
RJ@randcommercial.com
- ◇ John Lavelle, RE Associate Broker
John.lavelle@randcommercial.com
- ◇ Dennis Gillespie, RE Salesperson
Dennis.gillespie@randcommercial.com



RJ Smith



John Lavelle



Dennis Gillespie

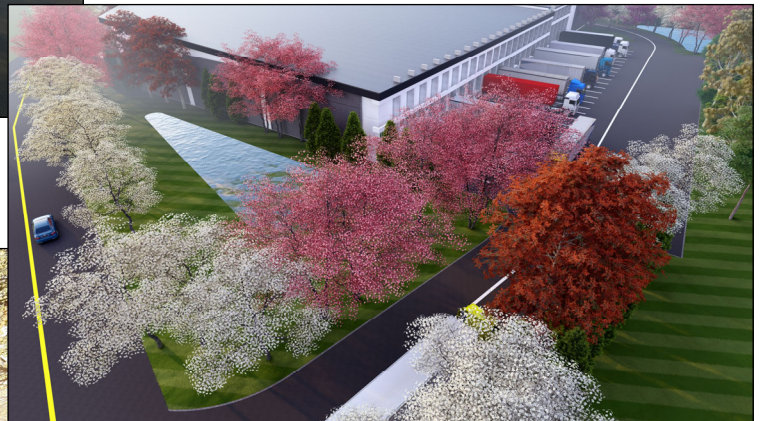
55 Main Street, Pine Bush, NY 12566

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121,000 Sq. Ft. Warehouse Site

**86 Jefferson Street
Monticello, NY**



ARTISTIC RENDERINGS

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John Lavelle



Dennis Gillespie

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86 Jefferson St
Monticello, NY



Interstate 84/
NYS Rt 17" Quickway"
in the background

Site is cleared & ready



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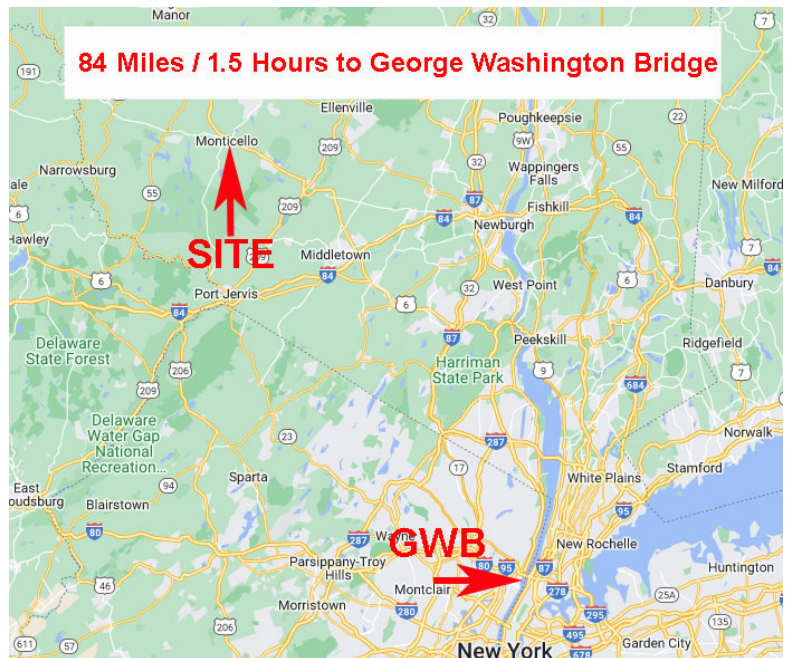
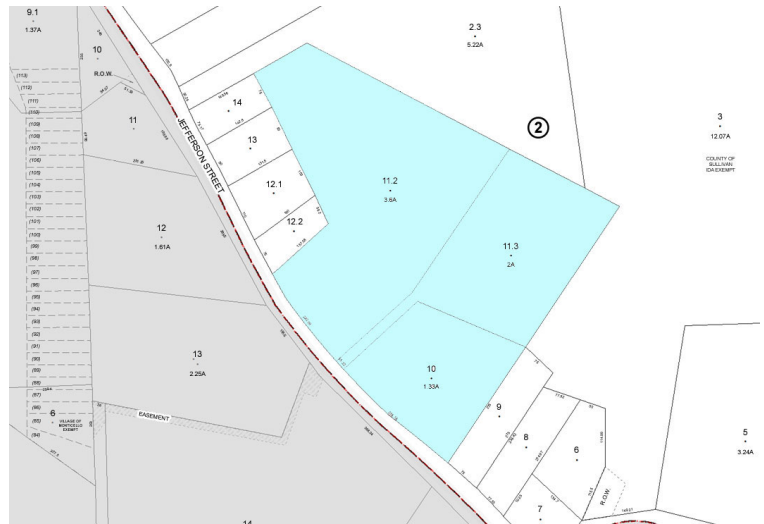
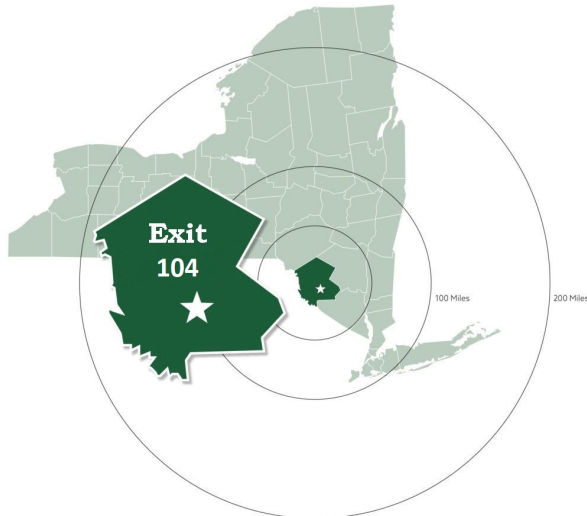
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104-2-15.2
LEXINGTON 202
GROUP LLC
BOOK: 2015 PAGE: 7754

104-2-2.3
GOLD KEY SELF
STORAGE LLC
BOOK: 2813 PAGE: 481

104-2-3
COUNTY OF SULLIVAN
IDA
BOOK: 3066 PAGE: 564

104-2-14
PETER A. FERRARO
BOOK: 2021 PAGE: 269

104-2-13
ALTMAN LAND
CONSTRUCTION CORP
BOOK: 2020 PAGE: 1082

104-2-12.1
ALTMAN LAND
CONSTRUCTION CORP
BOOK: 2020 PAGE: 1082

104-2-12.2
ALTMAN LAND
CONSTRUCTION CORP
BOOK: 2020 PAGE: 1083

109-2-11
LUX HOTEL GROUP LLC
BOOK: 2021 PAGE: 10587

109-2-12
MARIA BIELLA
BOOK: 1378 PAGE: 194

109-2-13
VILLAGE OF MONTICELLO
BOOK: 2022 PAGE: 8218

109-2-14
PF JEFFERSON HOLDINGS
LLC
BOOK: 2021 PAGE: 4420

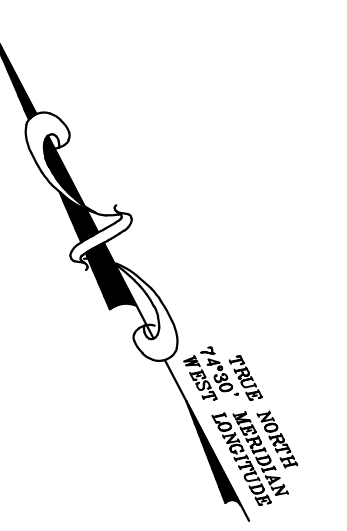
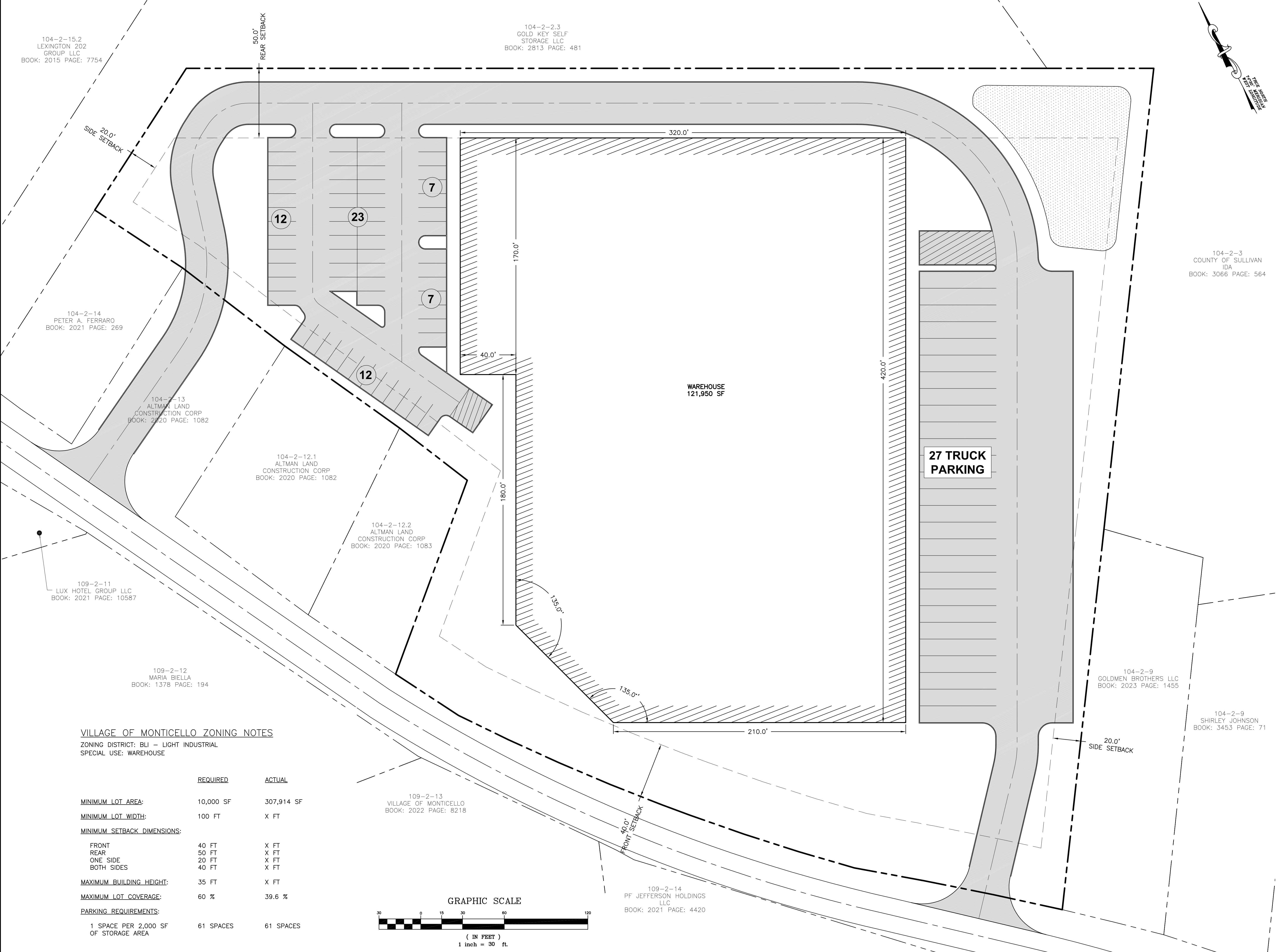
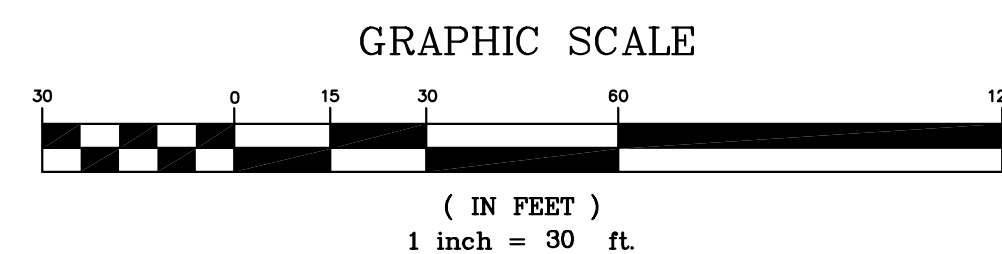
104-2-9
GOLDMEN BROTHERS LLC
BOOK: 2023 PAGE: 1455

104-2-9
SHIRLEY JOHNSON
BOOK: 3453 PAGE: 71

VILLAGE OF MONTICELLO ZONING NOTES

ZONING DISTRICT: BLI - LIGHT INDUSTRIAL
SPECIAL USE: WAREHOUSE

	REQUIRED	ACTUAL
MINIMUM LOT AREA:	10,000 SF	307,914 SF
MINIMUM LOT WIDTH:	100 FT	X FT
MINIMUM SETBACK DIMENSIONS:		
FRONT	40 FT	X FT
REAR	50 FT	X FT
ONE SIDE	20 FT	X FT
BOTH SIDES	40 FT	X FT
MAXIMUM BUILDING HEIGHT:	35 FT	X FT
MAXIMUM LOT COVERAGE:	60 %	39.6 %
PARKING REQUIREMENTS:		
1 SPACE PER 2,000 SF OF STORAGE AREA	61 SPACES	61 SPACES



NOT FOR CONSTRUCTION

58 Exchange Street
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Email: info@keystone.com
www.keystone.com



104-2-3
COUNTY OF SULLIVAN
IDA
BOOK: 3066 PAGE: 564

104-2-14
PETER A. FERRARO
BOOK: 2021 PAGE: 269

WARNING: This is a preliminary drawing. It is not to be used for construction without the approval of the architect. No liability is assumed for errors or omissions. All dimensions are in feet unless otherwise noted. All dimensions are to the centerline of the building unless otherwise noted.

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KeyStone Associates
Architects, Engineers
and Surveyors, LLC

NO.	REVISIONS AND DESCRIPTION	DATE

**ALTMAN CONSTRUCTION
WAREHOUSE FACILITY**
VILLAGE OF MONTICELLO
SULLIVAN COUNTY, NY

LAYOUT PLAN

SHEET NO.
C100
PROJECT NO.
3761.14024
DATE: 08/26/2024
CAD FILE NO. 3761.14024-SITE.dwg

A Plentiful Pool of Talented Workers

Sullivan County's ever-growing pool of skilled workers has attracted a variety of businesses, including Kohl's Northeast Regional Distribution Center and Crystal Run Healthcare. Others, like the Center for Discovery, have been able to expand their operations significantly. In fact, the Center for Discovery, our largest employer, now provides quality jobs to over 1,600 labor shed area workers.

More than 400,000 highly skilled workers live within a 30-mile commute, and the cost of labor in Sullivan County is the most competitive in the region.

The availability of qualified workers is the number one business concern...and Sullivan County delivers. Our magnificent scenery, small-town life, and easy access to top colleges and major metropolitan centers are attracting a growing number of highly skilled workers.

Nearly 100,000 workers in the Sullivan County labor shed are ready for business, according to PF Resources, an independent consulting firm based in Texas. And according to PF Resources, they have the skills, education, and experience to qualify for those better jobs. In addition, almost 30% of our underemployed workers have college experience, with 23% earning four-year college degrees or better.

Visit [Sullivan County Workforce Development](#) online for more information.



“With over 300 employees living throughout Sullivan County and neighboring communities, I have been fortunate to be able to rely on a steady workforce of talented people.”

- Phil Vallone, President of Rolling V Bus Corporation