

# +/- 50,000 SQUARE FOOT HIGH CEILING INDUSTRIAL WAREHOUSE

80 COTTAGE ST, WALLKILL, NY 12589

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Sale Price:	\$2,950,000
Building Size:	50,464 SF
Available SF:	
Lot Size:	8.24 Acres
Price / SF:	\$58.46
Year Built:	1955
Zoning:	SB

### PROPERTY OVERVIEW

+/- 50,000 square foot industrial warehouse in Wallkill, NY. Serviced by municipal water, sewer and natural gas on 8.24 acres. Built in 1955 with 30' ceiling height, 21'-24' clear span, 7 drive-in bays with 8-14' doors, and heavy power. Ideal for manufacturing and distribution. 67' spacing between the columns running east to west, 20' spacing north to south. Strategic Hudson Valley location situated just a short drive to I-87 and I-84. The building was recently cleared out and is 100% vacant and ready for a new user. The site is tucked away down a private road with minimal visibility and impact on adjacent properties. Voluntary environmental testing and monitoring in place with ongoing annual reporting filed with NYSDEC.

### BRIAN MOSSEY

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## ADDITIONAL PHOTOS



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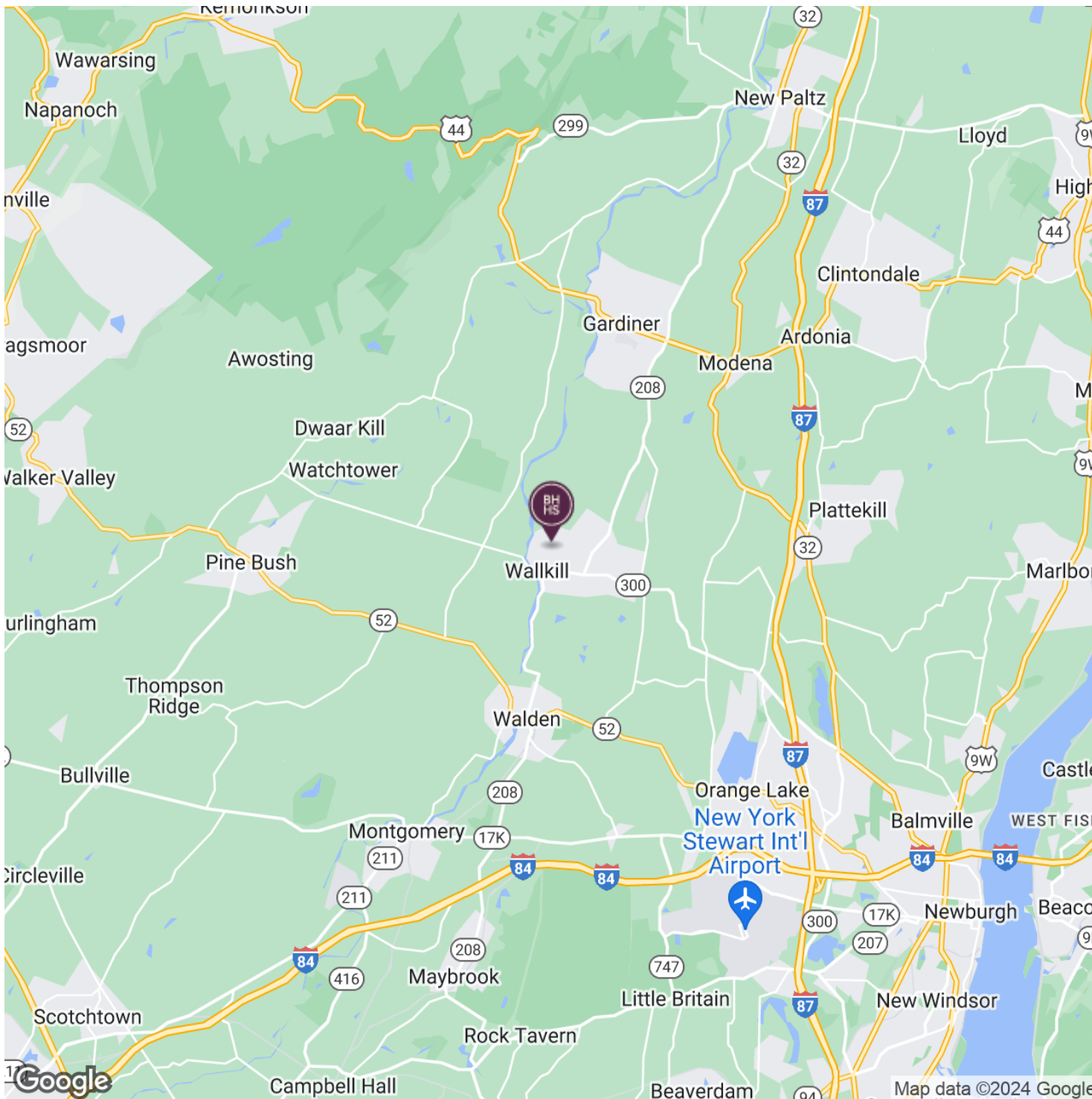




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## LOCATION MAP

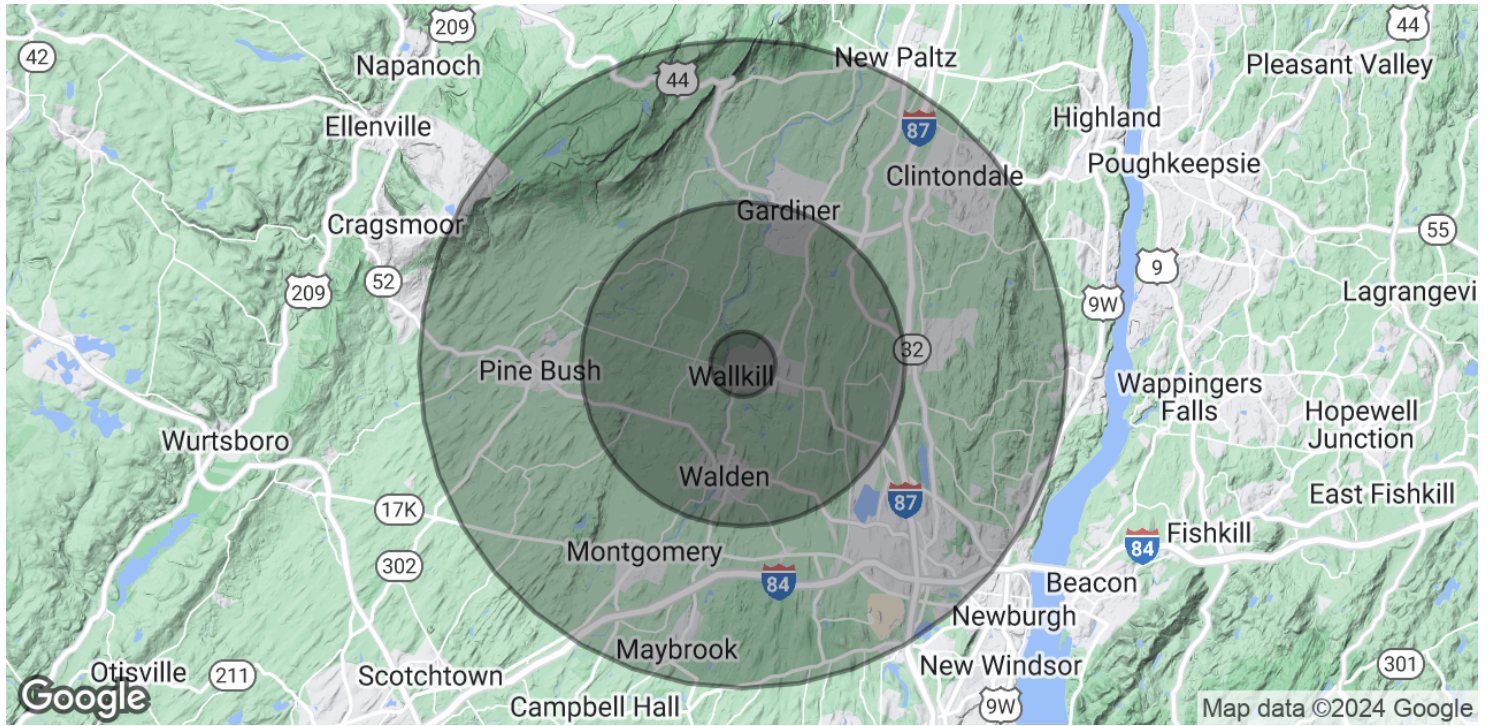


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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,647	27,306	101,642
Average Age	41	41	42
Average Age (Male)	0	0	0
Average Age (Female)	0	0	0
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	647	9,267	36,592
# of Persons per HH	2.5	2.9	2.8
Average HH Income	\$118,329	\$130,296	\$131,566
Average House Value	\$370,167	\$414,071	\$411,594

Demographics data derived from AlphaMap