

# WAREHOUSE - OFFICE FACILITY - MANUFACTURING

334 COUNTY ROUTE 49, MIDDLETOWN NY 10940

**FOR  
LEASE**



**334 County Route 49  
Town Of Wawayanda  
Orange County, N.Y.**

Flex space available in Former manufacturing technology

building Up to 60,000 sq. ft. building 120 parking spaces

handicap accessible offices

Flex space can start from 11,000 S F up to 60,000 S F

CLOSE TO I-84

EASY ACSESS TO ROUTE 17 FUTURE I-86

- 4 LOADING DOCKS, 2 DRIVE-IN DOORS
- ELECTRIC; 4,000 AMP. 3 PHASE
- 2 ELECTRIC BACKUP GENERATERS
- FULLY SPRINKLERED



LEASE PRICE \$9.75 Modified Gross

Will lease partial call for details

Eliezer Salcer (845) 783-4147 (845) 537-5880

Fax (845) 783-4745 Email: [preferredproperties@frontiernet.net](mailto:preferredproperties@frontiernet.net)



60,000 S.F. Flexible Space  
Space can leased in full or partially

Warehouse space starting from 11,000 S F  
going up continues to 55,000 S F  
there is 5,000 S F office space that can also be leased  
partial according to your need

New Led Lighting thru out the entire building

**Space Can be combined or partial**

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