



## FOR SALE

# ±38,500 SF INDUSTRIAL / WAREHOUSE

Located in the 1-2 Heavy Industrial District zoning, this ±38,500 square feet prime industrial facility on ±3 acres features 3x loading docks, 14 ft. clear-height throughout, secure fenced-in parking and excellent access to regional highways. With a location just minutes to Route 17M and approximately 3 miles to I-84 / Route 17 interchange, this site offers direct connectivity across the Hudson Valley, Northern New Jersey and Connecticut.

### Property Highlights

- ±38,500 SF on ±3.0 acres
- Zoned 1-2 Heavy Industrial
- 3x Loading docks
- 14 ft. clear-height throughout
- Ample on-site parking
- Fenced-in yard
- City water & sewer
- Natural gas
- LED lighting
- 2000-amp/480-volt, 3-phase electric
- Excellent location
- Close to major retail & service amenities

### EXCLUSIVE CONTACT

**James DeSimone, SIOR**

**Associate Real Estate Broker**

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356 Meadow Avenue, 2<sup>nd</sup> Floor

Newburgh, New York 12550

+1 845 522 5900

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## PROPERTY PHOTOS



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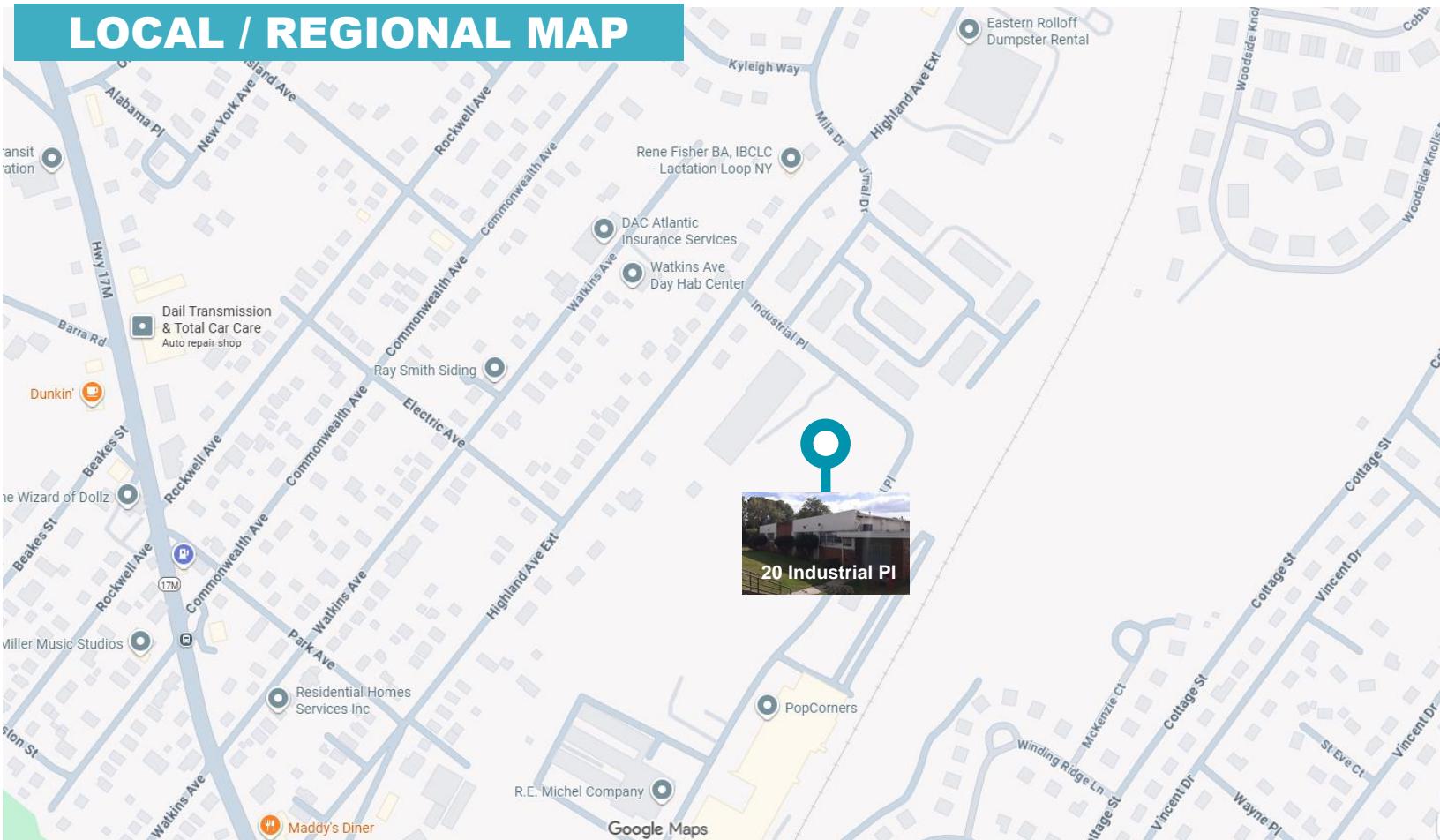
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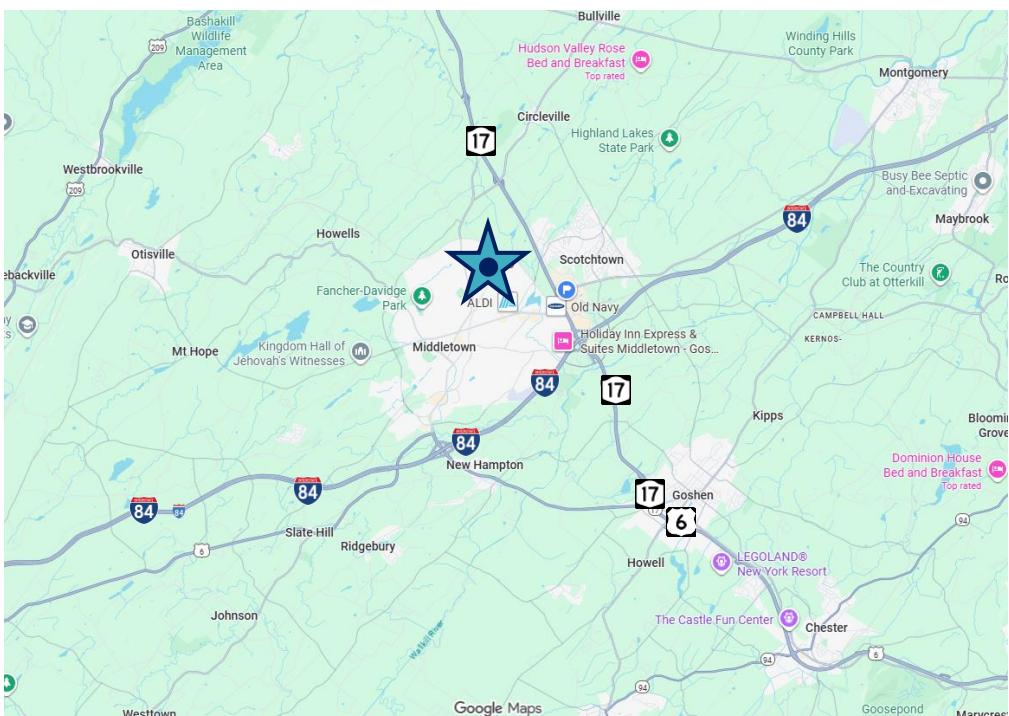
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## LOCAL / REGIONAL MAP



### Key Location Advantages

- Excellent access to regional highways
- Minutes to/from Route 17M
- ±3 miles to I-84 / Route 17 interchange
- Direct connectivity across the Hudson Valley, Northern New Jersey, Connecticut



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