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**FOR LEASE**

**RENT FURTHER REDUCED!**

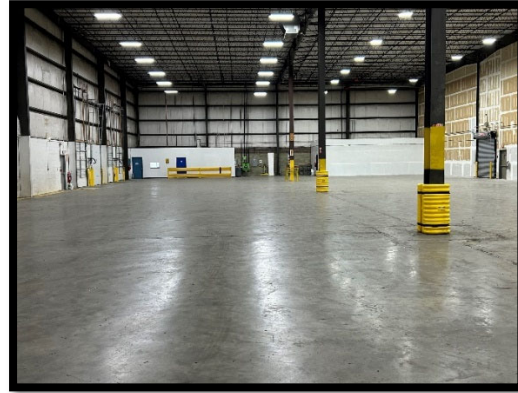
**±20,000 SQ. FT. AVAILABLE IN A ±60,000 SQ. FT. WAREHOUSE BLDG.**



**21 WES WARREN DRIVE, TOWN OF WALLKILL, NY**

- ADDRESS:** 21 Wes Warren Drive, Town of Wallkill, Orange County, New York.
- ACCESSIBILITY:** ±1 mile from exit 120, NY Route 17  
±1¼ mile from I-84, Exit 4  
±20-minute drive to NYS Thruway (I-87), Exit 16  
±20-minute drive to I-84 and I-87 interchange, Exit 17
- BUILDING:** A modern, one-story, ±60,000 sq. ft. warehouse building situated on ±4.6 acres. Masonry block walls for the first 10 feet, topped by insulated metal panels.
- YEAR BUILT:** Built in 1994.
- SPACE AVAILABLE:** ±20,000 sq. ft. warehouse space with one office with a restroom and shower. Dedicated road entrance right off Wes Warren Drive into large parking lot.
- CEILINGS:** 30' clear ceiling heights.

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**UTILITIES:** Heat: Ceiling-hung, natural gas fired, forced air unit heaters.  
Electric: 3-phase, 400-amp service, provided by Orange & Rockland Utilities.  
Water: Municipal  
Sewer: Municipal

**LOADING:** Four (4) tailgate-level loading doors.  
One (1) drive-in door.

**PARKING:** Abundant parking for cars and 8 trailers.

**FIRE PROTECTION:** Wet sprinkler system.

**ZONING:** TC - Town Center District. See attached Regulations.

**POSSESSION:** Immediately.

**SNOW PLOWING,  
LAWN CARE &  
GARBAGE REMOVAL:**

Tenant shall be responsible for its own snow plowing, lawn care and garbage removal.

- Snow removal cost to be estimated at \$7,500 for a seasonal contract.
- Tenant shall pay for 1/3 of lawn care costs, which run approximately \$150-\$200 per month.
- Garbage removal for general garbage for a 30-yard container runs approximately \$650 per month.



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**FIRE EXTINGUISHERS:**

Tenant at Tenant's cost shall maintain their own fire extinguishers.

**FIRE PUMPS:**

Tenant shall share 1/3 of the cost of fire pump maintenance/repairs. Typically, this is \$4,500-\$5,000 a year for mandatory service and reports. The fire pump is in excellent condition and very well maintained.

**REAL ESTATE  
TAXES:**

School Taxes (2023):	\$51,588.40
Town & County (2023):	<u>\$33,086.04</u>
Total:	\$84,674.44 or \$1.41 psf

**INSURANCE:**

±\$0.60 psf

**RENTAL:**

**RENT FURTHER REDUCED!** \$9.95 psf, NNN with 3% per annum increases.

**HIGHLIGHTS:**

- Food-grade warehouse.
- Separate entry with large, paved lot dedicated to the ±20,000 sq. ft. warehouse space.
- New LED lighting.

**For further information or to arrange a tour, please contact:**

**James Martin, Senior Vice President**  
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**EXCLUSIVE BROKER**

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**E-mail: [nyinfo@mcbridecorp.com](mailto:nyinfo@mcbridecorp.com) On the Web: [McBrideCorpRE.com](http://McBrideCorpRE.com)**

Note: Information submitted herein is subject to errors; omissions; changes of price; rental, or other conditions; withdrawal without notice; and to any special listing conditions imposed by our principals. All areas and dimensions are approximate.

Shared/Public/FACT SHEETS/ORANGE/0-ALL OC EXCL/21 Wes Warren Dr Wallkill/Fact Sheet\_21 Wes Warren Drive Wallkill.docx JM/DL  
12/9/2024



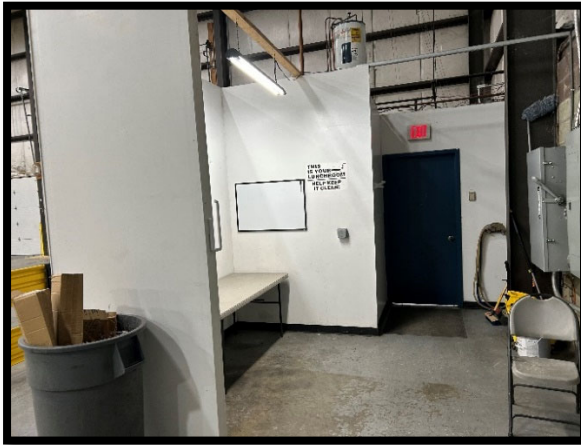


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