

7.8 ACRES COMMERCIAL DEVELOPMENT SITE

681 ROUTE 211 EAST, MIDDLETOWN NY 10941

NWC ROUTE 211 E / BLUMEL RD

FRONTAGE: 810 FT on RTE 211 E / 500 FT on BLUMEL RD

**Route 211 E is Hudson Valley's Premier retail corridor of 3 million sf.
Property is located within 1 mile of 2 million sf of retail,
and of direct access to NYS 17/I-86 & I-84**

Approx. 25,000 daily vehicle count on Route 211 East

Approx. 46,000 daily vehicle count on NYS 17 / I-86

Zoning: 249-26.1 Town Center District, Town of Wallkill

Utilities: Municipal Water/Sewer, Town Of Wallkill

Gas & Electric, Orange & Rockland Utilities

Stewart International Airport (SWF), 20 min / 18.8 miles via I-84

Orange County Airport (MGJ), 9 min / 7 miles via Route 211 East

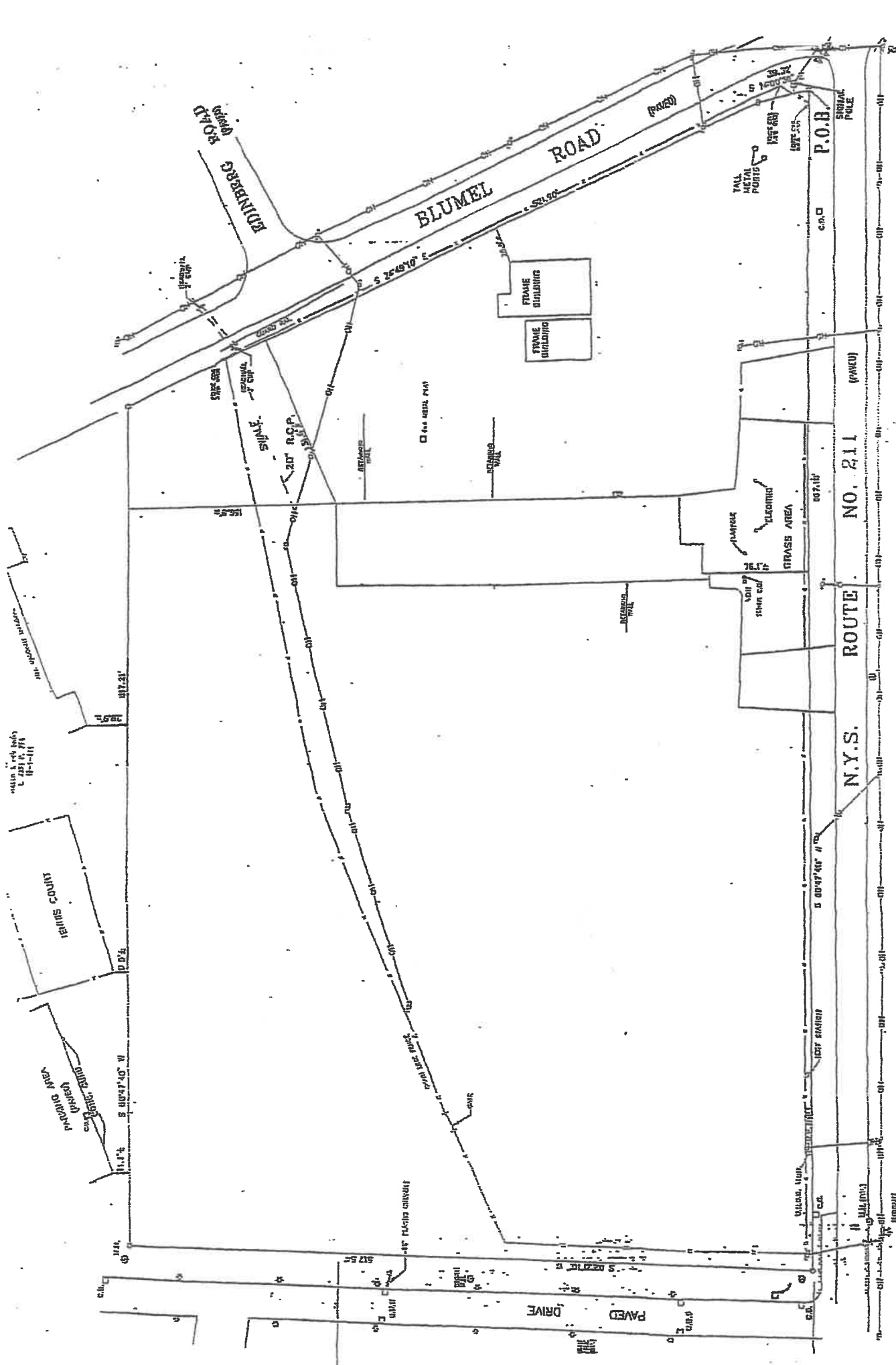
Existing 14,000 sf Trucking Terminal; incidental to intended use

Access to property only with owner by Appt.

For further information: 845-344-1313

Bob Novig

Owner



681 ROUTE 211 EAST
MIDDLETOWN NY 10941
7.8 ACRES
FRONTAGE 810 FEET

NO.	REVISIONS
1	DATE: 08/27/2010
2	BY: JWB
3	DATE: 08/27/2010
4	BY: JWB

T M DEPUY
 ENGINEERING & LAND SURVEYING, P.C.
 1000 WEST 10TH STREET, SUITE 100
 DENVER, COLORADO 80202
 PHONE: (303) 733-0441 FAX: (303) 733-0442

PROPOSED TRUCK TERMINAL
 BLUMEL ROUTE 211
 TOWN OF WALLULA
 ORANGE COUNTY, NEW YORK

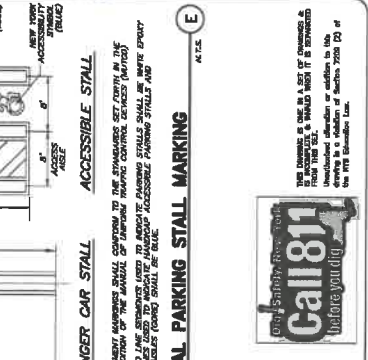
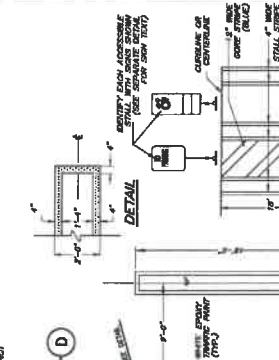


AS-BUILT SURVEY
 DATE: JUNE 27, 2010
 SCALE: AS SHOWN
IABS



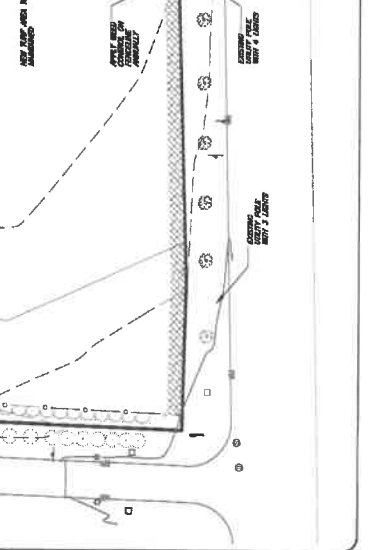
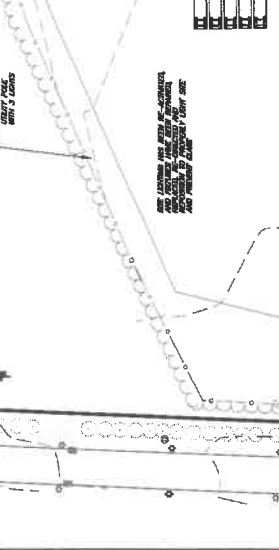
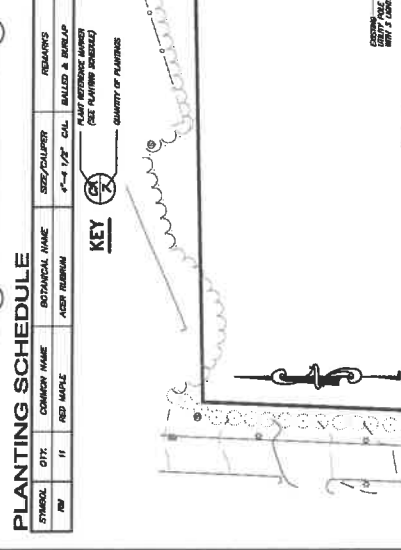
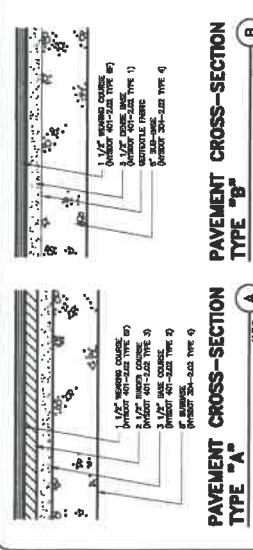
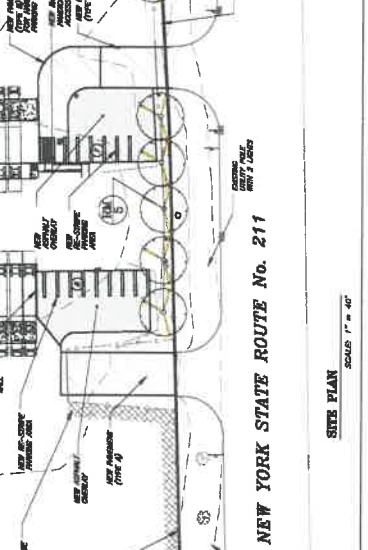
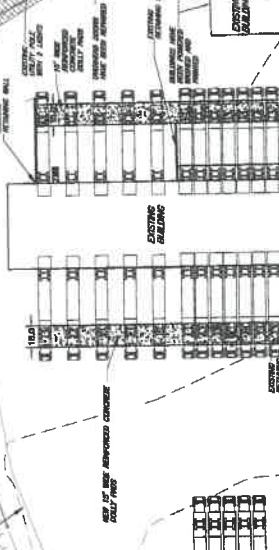
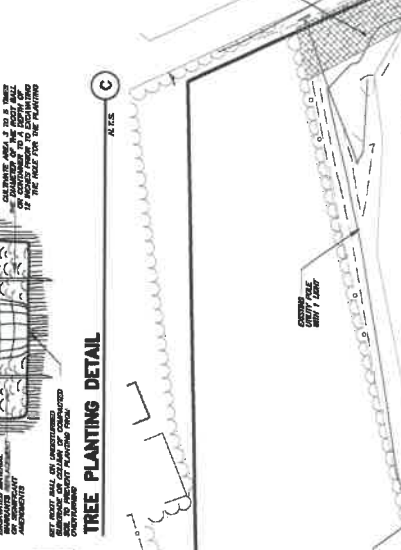
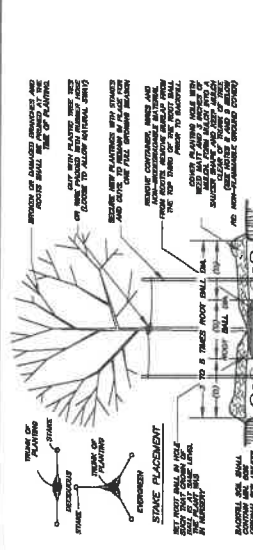
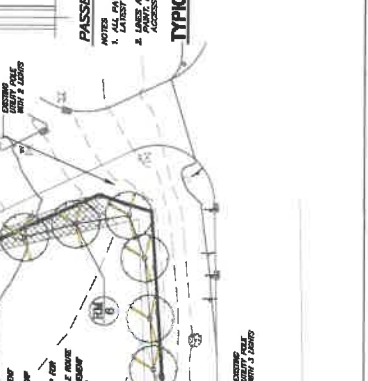
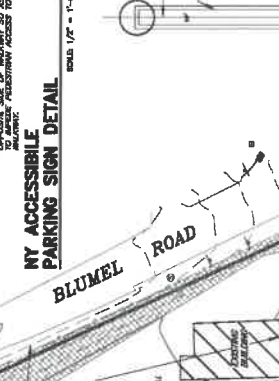
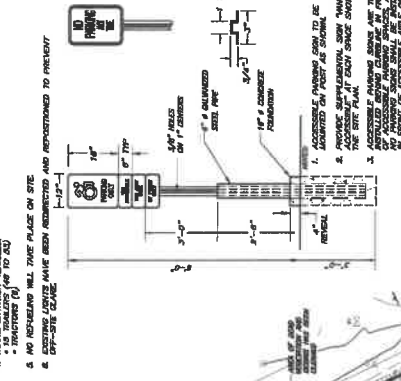
ZONING DATA TABLE
 TOWN OF WALLULA - ZONING CENTER ZONE

ITEM	REQUIREMENTS	PROPOSED
1. LOT AREA	MINIMUM 5,000 S.F.	5,000 S.F.
2. LOT WIDTH	30 FT	30 FT
3. BUILDING SETBACKS	• FRONT YARD: 10 FT • SIDE YARD: 5 FT • REAR YARD: 5 FT	• FRONT YARD: 10 FT • SIDE YARD: 5 FT • REAR YARD: 5 FT
4. LOT DEPTH	50 FT	50 FT
5. MAX. IMPROVED COVERAGE	70%	70%
6. BUILDING HEIGHT	30 FEET	LESS THAN 30 FT
7. PARKING	• 1 SPACE/RESIDENTIAL • 10 SPACES/COMMERCIAL	10 SPACES



PARCEL / OWNER DATA
 RECORD OTHER: 1000 WEST 10TH STREET, NEW YORK, NY 10020
 THE MAP REFERENCE: SECTION 41, BLOCK 1, LOT 6A
 DEED REFERENCE: LIBER 1180 OF DEEDS PAGE 700
 PARCEL AREA: 7.80 ACRES
 ZONING ZONE: TO ZONING CENTER

SURVEY AND GENERAL NOTES
 1. THIS SURVEY WAS CONDUCTED BY T.M. DEPUY ENGINEERING & LAND SURVEYING, P.C. IN ACCORDANCE WITH THE SURVEYING ACT OF 1988, AS AMENDED BY CHAPTER 100 OF THE LAWS OF 1990, AND THE SURVEYING ACT OF 1992, AS AMENDED BY CHAPTER 100 OF THE LAWS OF 1994, AND THE SURVEYING ACT OF 1996, AS AMENDED BY CHAPTER 100 OF THE LAWS OF 1998, AND THE SURVEYING ACT OF 2000, AS AMENDED BY CHAPTER 100 OF THE LAWS OF 2002, AND THE SURVEYING ACT OF 2004, AS AMENDED BY CHAPTER 100 OF THE LAWS OF 2006, AND THE SURVEYING ACT OF 2008, AS AMENDED BY CHAPTER 100 OF THE LAWS OF 2010.
 2. THE HOURS OF OPERATION ARE MONDAY - FRIDAY 8:00AM - 5:00PM.
 3. ALL EXISTING UTILITIES HAVE BEEN LOCATED AND MARKED AS SHOWN.
 4. ALL EXISTING UTILITIES HAVE BEEN PROTECTED AND RECONSTRUCTED TO PREVENT OFF-SITE DAMAGE.
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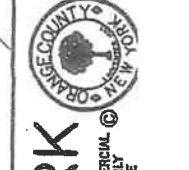
Call 811
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THE NUMBER IN THIS IS A SET OF DRAWINGS IS THE NUMBER OF SHEETS IN THIS SET OF DRAWINGS. UNLESS OTHERWISE NOTED, ALL SHEETS IN THIS SET OF DRAWINGS ARE THE PROPERTY OF IABS. UNLESS OTHERWISE NOTED, ALL SHEETS IN THIS SET OF DRAWINGS ARE THE PROPERTY OF IABS. UNLESS OTHERWISE NOTED, ALL SHEETS IN THIS SET OF DRAWINGS ARE THE PROPERTY OF IABS.



CODE	1
SOI-33000C	
SOI-33100B	
SOI-33200A	
SOI-33300D	
SOI-33400E	
SOI-33500F	
SOI-33600G	
SOI-33700H	
SOI-33800I	
SOI-33900J	
SOI-34000K	
SOI-34100L	
SOI-34200M	
SOI-34300N	
SOI-34400O	
SOI-34500P	
SOI-34600Q	
SOI-34700R	
SOI-34800S	
SOI-34900T	
SOI-35000U	
SOI-35100V	
SOI-35200W	
SOI-35300X	
SOI-35400Y	
SOI-35500Z	

Scale 1" = 4'



ORANGE COUNTY - NEW YORK

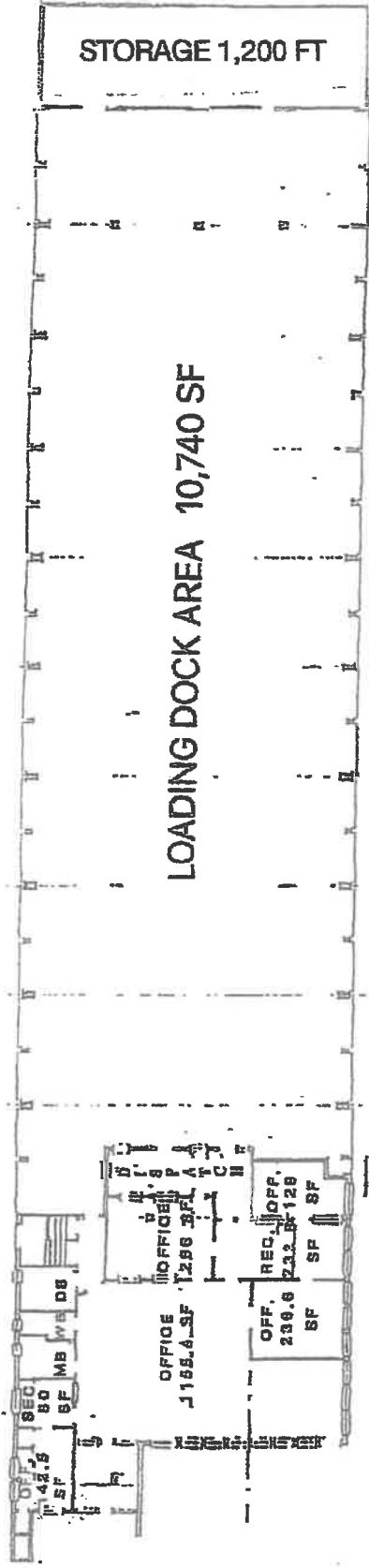
NOTICE
 MAINTENANCE, ALTERATION, SALE OR DISTRIBUTION
 OF ANY PORTION OF THE ORANGE COUNTY TAX
 MAP IS PROHIBITED WITHOUT WRITTEN PERMISSION
 FROM THE COUNTY ENGINEER.

Prepared by Department
 Orange County Board of Supervisors
 126 Main Street, Cortland, NY 13824
 Phone: 607.855.2468 Fax: 607.855.2489

TAX MAP BLOCK NO.	4	FILED PLAN NO.	11	SECTION	60
TAX MAP PARCEL NO.	32	FILED PLAN LOT NO.	11	SECTION	60
AREAS	(SEE) 11A & 11B (SEE) 11C	STATE HIGHWAYS	11 Y SINCE 1874	SECTION	60
DIMENSIONS	(SEE) 11A & 11B (SEE) 11C	COUNTY HIGHWAYS	11 Y SINCE 1874	SECTION	60
PORTION OF TAX LOT	P/O 1-1-1	TOWN ROADS	TOWN ROAD 1	SECTION	60

OFFICE AREA 2870 SF

BASEMENT STORAGE AREA 1468
ATTIC STORAGE AREA 2112 SF
TOTAL STORAGE AREA 3580 SF



681 ROUTE 211 EAST, MIDDLETOWN NY 10941

TOWN OF WALLKILL NY COMMERCIAL ZONING

(CONDENSED FROM TOWNOFWALLKILL.COM)

249-26.1 TOWN CENTER DISTRICT

Intended to provide areas suitable for large-scale shopping centers serving regional needs

Permitted uses:

- (1) Financial Institutions**
- (2) Offices**
- (3) Public uses**
- (4) Religious Institutions**
- (5) Retail**
- (6) Service and repair shops**
- (7) Public building**

Special permit uses:

- (1) Car washes**
- (2) Clubs and lodges**
- (3) Commercial recreation**
- (4) Day care and nurseries**
- (5) Eating and drinking establishments**
- (6) Funeral parlors and mortuaries**
- (7) Gasoline and filling stations**
- (8) Motor vehicle sales and rental establishments**
- (9) Hotels/motels**
- (10) Research facilities**
- (11) Schools, vocational**
- (12) Shopping centers**
- (13) Theaters/cinemas**
- (14) Congregate-care facilities, including assisted living**
- (15) Nursing homes**
- (16) Extended-stay/all-suite hotels**

Accessory uses and structures that are customarily incidental to an allowed principal use may be allowed