



216 Dupont Ave. Newburgh, NY 12550

Sale Price | \$525,000 | Price Reduction

216 Dupont Ave, presents an exceptional opportunity to acquire a remarkable industrial warehouse spanning 7,600 square feet, accompanied by a generous land lot of 16,796 square feet. This single-tenant property, constructed in 1965, boasts convenient access to five dedicated parking spaces.

Featuring a spacious interior, the warehouse offers a ceiling clear height of 14 feet, providing ample vertical clearance. The property is zoned as Industrial (IND), which offers tremendous versatility, permitting the utilization of offices, warehouses, storage facilities, parking areas, and an array of special uses.

This property's prime location, coupled with its extensive space and flexible zoning, makes it an ideal property for entrepreneurs, business owners, or investors seeking a strategic asset in the thriving Newburgh area. 2022 annual taxes amounted to \$13,362.

Don't miss out on this incredible opportunity to secure a property that offers both immediate functionality and long-term potential.



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