

INTRODUCING

16 Mt. Ebo South Road

BREWSTER, NY 10509

FOR SALE:

Warehouse / Office / Flex

Building

72,560 SF



HOULIHAN LAWRENCE
COMMERCIAL





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16 Mt. Ebo Road South

BREWSTER, NY 10509

72,560

SQFT.

\$6,250,000

OFFERED AT

Fully Occupied Industrial – Flex Facility.

Great Income – Stable Rental History – Solid Location

- Fully occupied warehouse / office / flex building of 72,560 gross square feet
- Situated on 11.5 acres
- Located in the OP-2
- Mix of larger footprint industrial / warehouse tenants and smaller footprint office & retail tenants
- Solid rental history
- Conveniently located just North of the Interstate I-84 / I-684 Interchange and minutes to Metro North and Stewart – Newburgh & Westchester airports
- Upside on rent rollovers due to shortage of similar available space in Putnam County
- Net Operating Income (Actual) – \$561,013
- Multiple new developments underway in the town of Southeast





Property Details

YEAR BUILT/ YEAR RENOVATED 1984 / 2002

ZONING OP2 - Office Professional Zone

BUILDING SIZE 72,560 SF

LOT SIZE 11.52 AC

CEILING HEIGHT 19 FT

PUBLIC TRANSPORTATION

TRAINS	DRIVE	DISTANCE
Brewster Station (Harlem Line - Metro-North Commute...)	8 min	4.9 mi
Southeast Station (Harlem Line - Metro-North Commut...)	14 min	5.5 mi
AIRPORTS	DRIVE	DISTANCE
Westchester County	38 min	29.1 mi
New York Stewart International	53 min	37.6 mi



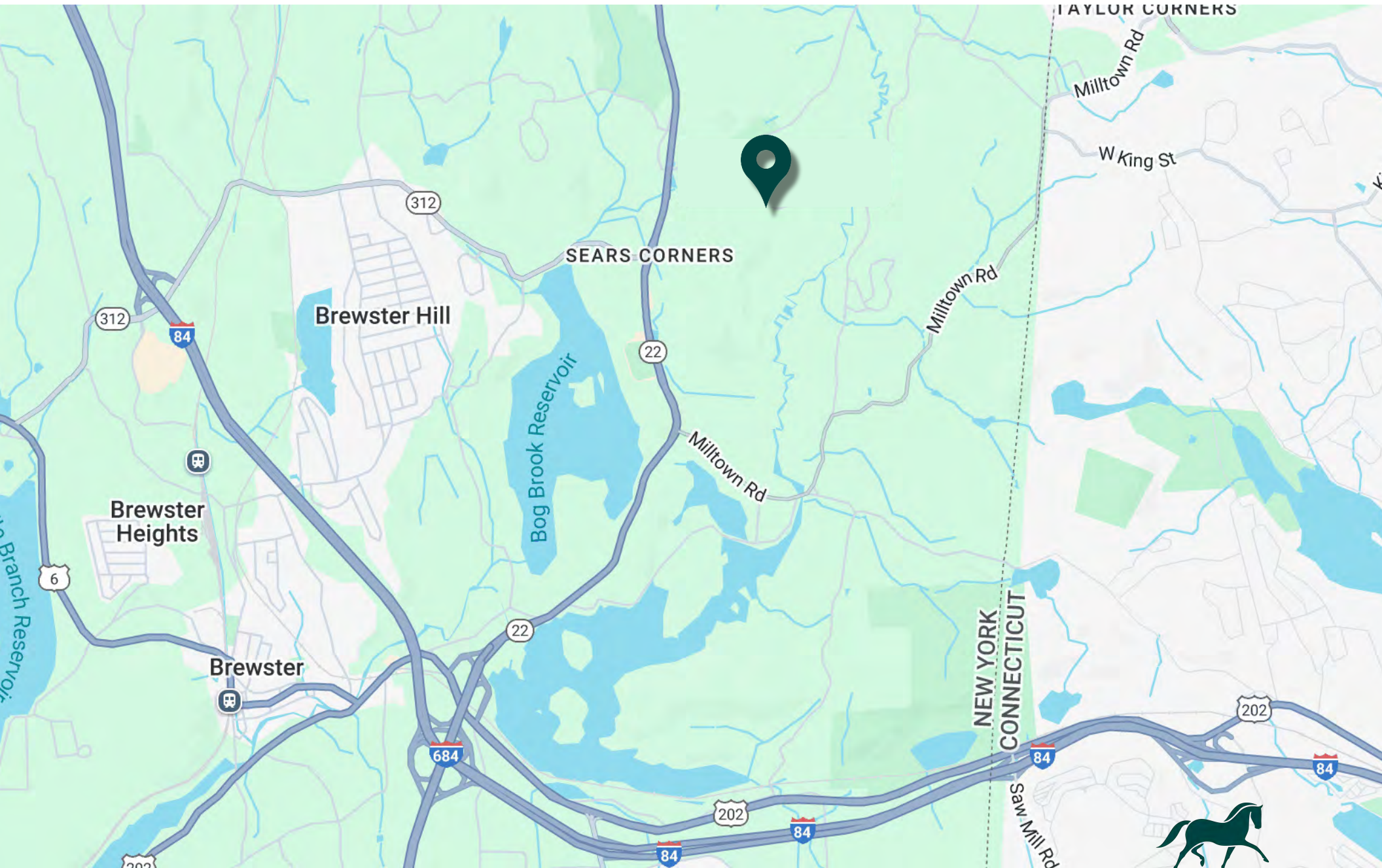
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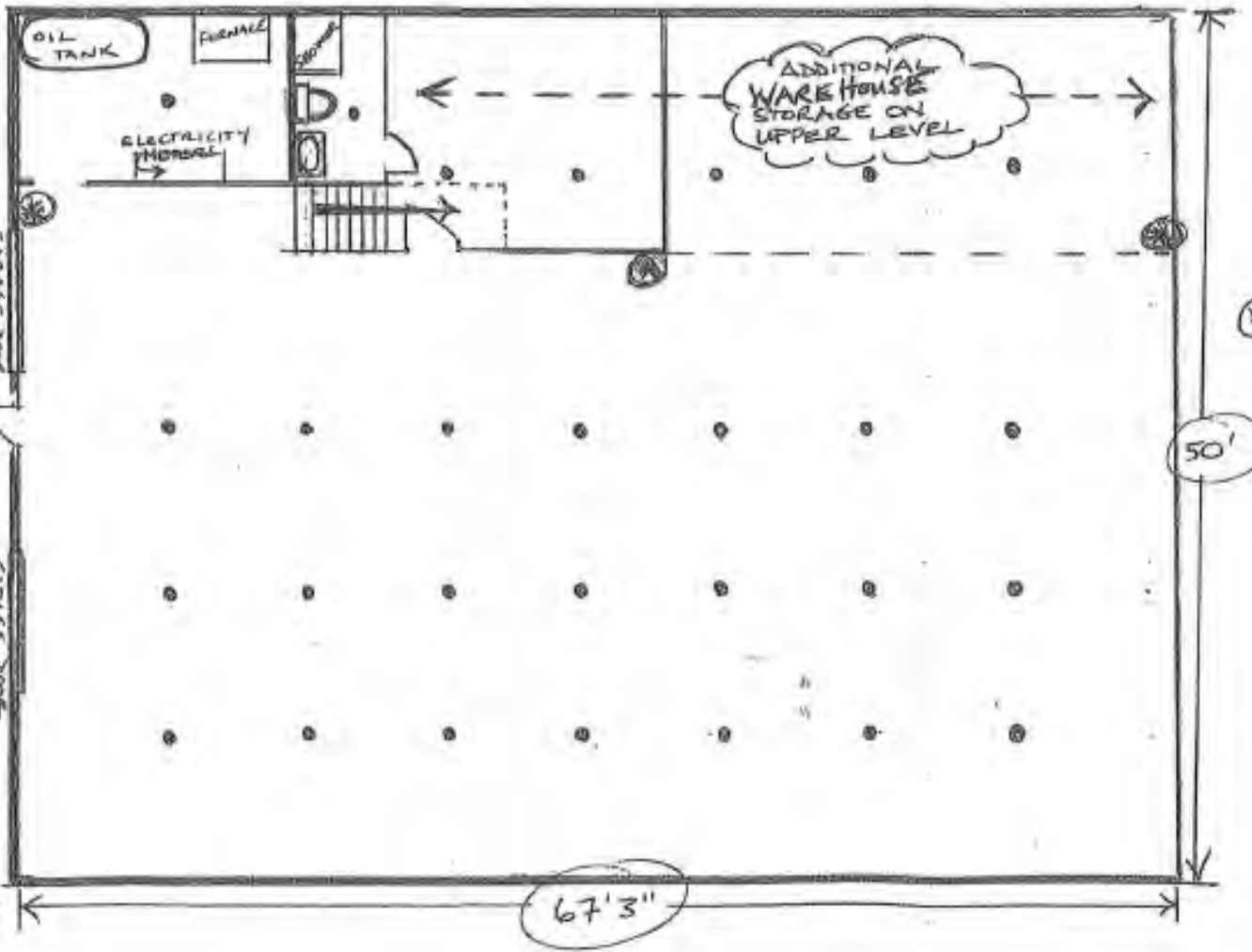


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BACK OF BUILDING



FIRE EXTINGUISHERS

ORIGINAL
(MEASUREMENTS ATTACHED)

SUITE 24
16 MT EBORD. SOUTH
BREWSTER, NY
10509

9/19 13

WALL
HEIGHT
19'



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CONTACT US FOR MORE INFORMATION



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**LOCAL MARKET LEADERSHIP.
WORLD CLASS CONNECTIONS.**



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