

STRATEGIC INVESTMENT OPPORTUNITY



22 SARAH WELLS TRAIL, CAMPBELL HALL, NY

For the first time, 22 Sarah Wells Trail is available for sale. This spectacular property is comprised of 12,040 square feet of Class A office space. $\pm 7,000$ square feet is currently leased to long term tenants and the 4,500 square feet is available for your operations or increased cash flow.



Front Building

This converted farm house was most recently an engineering office and has been recently been renovated. It's a center hall colonial that's full of character with attractive features, including an open staircase to the second floor, marble fireplaces and wooden pocket doors. The two main levels are comprised of $\pm 4,600$ square feet. The first floor has 5 large rooms plus a restroom and kitchenette. The second floor has 2 large rooms plus 5 smaller rooms, as well as 2 additional bathrooms. The lower level is finished space of $\pm 1,900$ sf that was most recently used as a lab. Renovations include new HVAC Mini-splits were installed, new paint throughout and new flooring.

Building Better Communities With....



**Rand
Commercial**



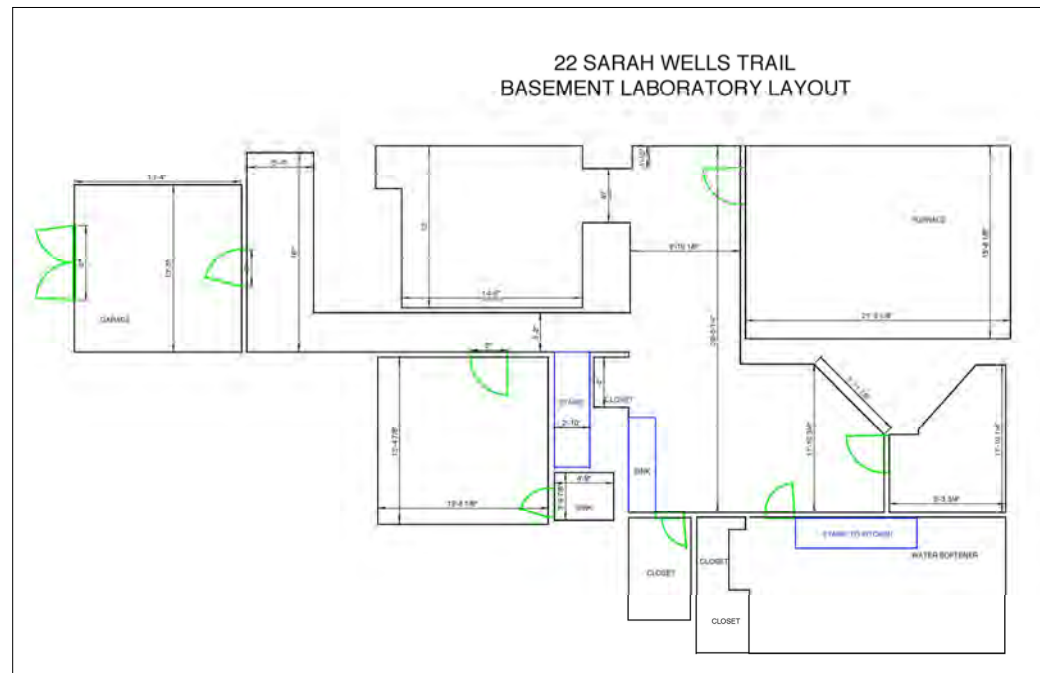
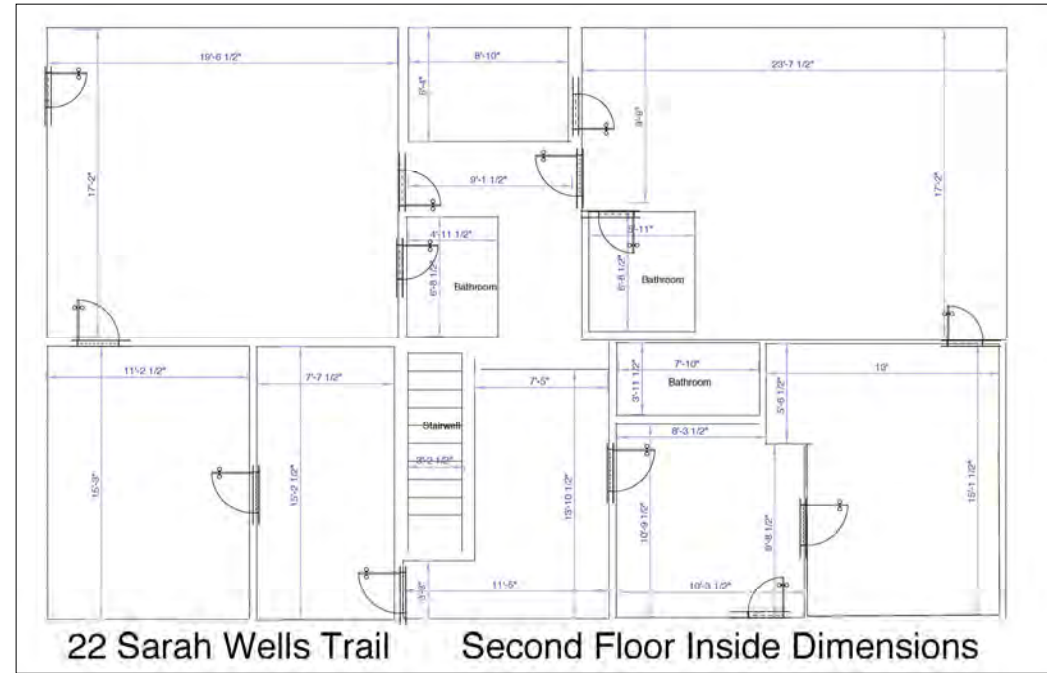
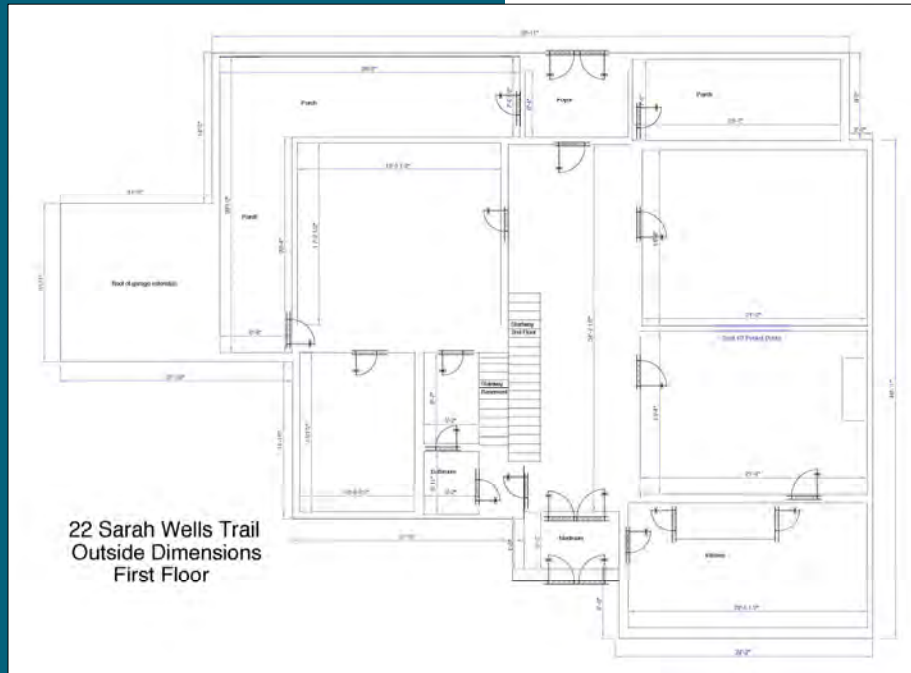
Back Building

The back building is $\pm 8,800$ square feet and is currently 90% fully leased to long term tenants. $\pm 3,500$ square feet is leased to the Washingtonville Central School District, who has been there since 2008. Additional tenants include Advance Testing Company, occupying Suite 2 with 2,438 square feet, and A-Tech Center who leases the 1,164 sf enclosed garage/tech area. There is additional space of 1,301 square feet of space on the second level, available for a new tenant.

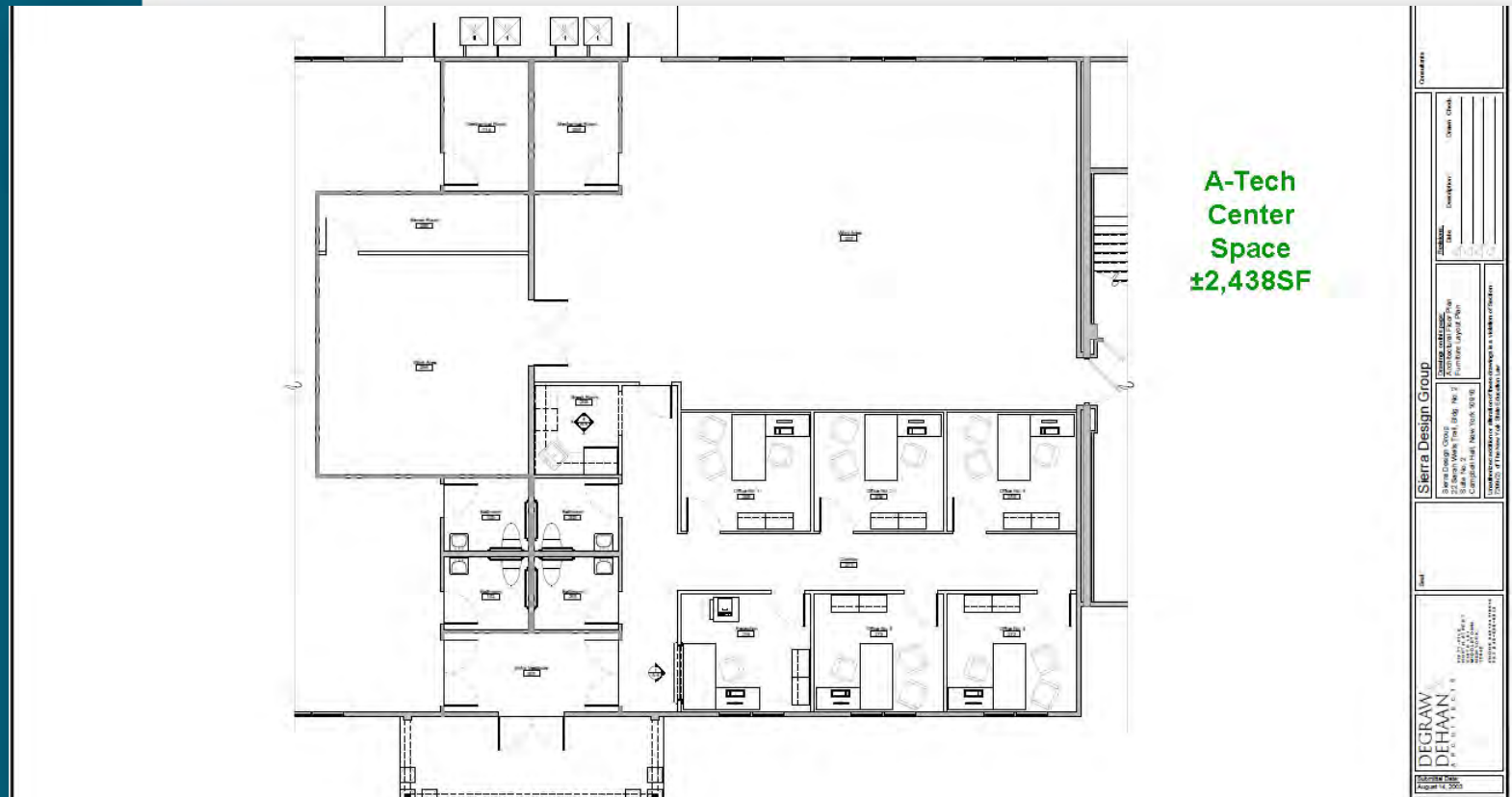


**Rand
Commercial**

22 Sarah Wells Trail (Front Building)



A-Tech Space (Back Building)



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WCSD Space (Back Building)



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Front building, interior

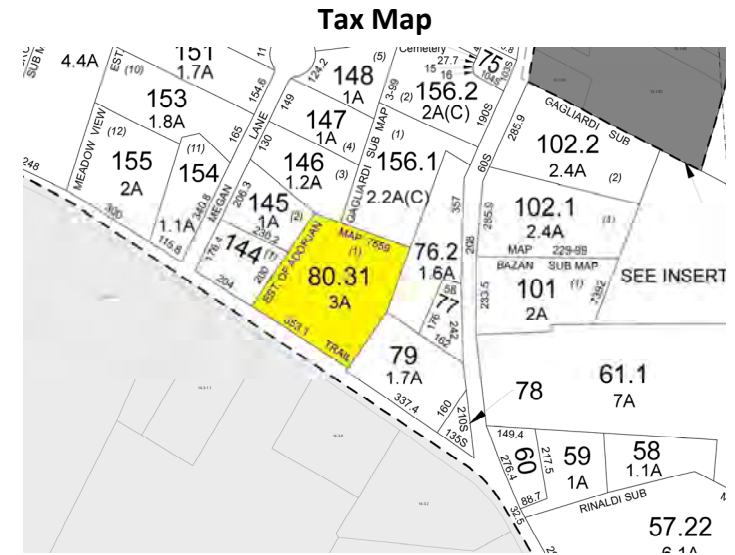


Back building, accessory apartment



OVERALL DETAILS

- *3 Acres, level*
- *Recently re-paved private parking lot with parking for 50+ cars*
- *Utilities: Mix of Oil Baseboard Heat, Central Air, and split units*
- *Centrally located*
- *10 minutes to Goshen & Montgomery*
- *15 minutes Middletown, Newburgh, & Chester*



ZONING: NB—Neighborhood Business





BROKERAGE TEAM

22 Sarah Wells Trail is offered exclusively by Rand Commercial and:

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in cooperation with

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