

# Cleared Industrial Land For Sale - 8.8 Acres

TBD Clinton Ave, Ellenville, NY 12428



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Contact Our  
Commercial  
Team Leader:

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Abraham Lowy  
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8.8 Acres

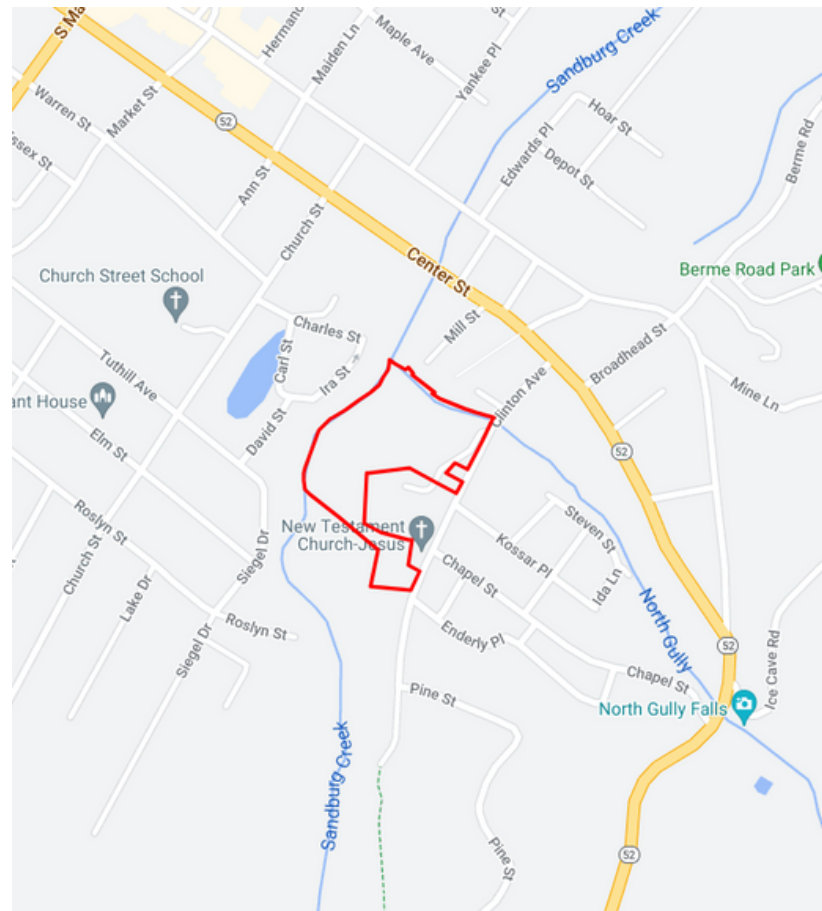
Asking Price: **\$649,000**

I-2 Zoning

Permitted Uses Include Auto-Related Uses,  
Bus and Truck Terminals, Warehouses,  
Manufacturing Facilities, Parking Lots,  
Garages, and More.

Cleared Site

Prime Location on Route 208, Right off Route 52



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## Neighborhood Industrial Properties

### Mobil Media

31 Clinton Ave, Ellenville, NY 12428

### Paraco

48 Clinton Ave, Ellenville, NY 12428

### Slutsky Lumber

1 Pine St, Ellenville, NY 12428



ZONING

227 Attachment 3

USE SCHEDULE: PART III  
Industrial and General Service Uses<sup>1</sup>

[Amended 12-6-1999 by L.L. No. 5-1999; 9-12-2005 by L.L. No. 11-2005; 1-12-2009 by L.L. No. 2-2009]

Use	District										
	R-A	R-1	R-1A	R-2	R-3	R/O	B-1	B-2	B-3	I-1	I-2
Auto laundries									S	R	R
Auto repair facilities							A	A	S	R	R
Auto service facilities							R	R	R	R	R
Auto storage: enclosed									S	R	R
Bus and truck terminals										R	R
Clothing manufacture								S	S	R	R
Extractive operations and soil mining (Article IV <sup>2</sup> )	S		S								S
Food product manufacture							A	A	A	R	R
Gasoline stations (§ 227-18 <sup>2</sup> )							R	R	R	R	R
Industrial uses: general										S	S
Light assembly and fabrication							A	A	S	R	R
Parking lots and garages: private cars	A	A	A	A	A	A	R	R	R	R	R
Parking lots and garages: commercial vehicles							S	S	R	R	R
Printing and publishing									S	R	R
Public transportation station							R	R	R		
Public transportation garage										R	R
Research laboratories									S	R	R
Storage: enclosed							A	A	R	R	R
Storage: open							A	A	A	A	R
Truck and bus repair and storage											R
Warehousing									S	R	R
Wholesale establishments, (less than 10,000 sq. ft.)							S <sup>3</sup>	R <sup>3</sup>	R		
Wholesale establishments, including storage									S	R	R
Wood product manufacture and assembly										R	R

NOTES:

R Use permitted by right.

S Special permit use (See §§ 227-125 through 227-130).

A Permitted accessory use.

<sup>1</sup> Also refer to Article VIII, Off-Street Parking and Loading, for required parking and loading spaces for specific uses.

<sup>2</sup> Section containing additional supplementary regulations pertaining to a particular use.

<sup>3</sup> When such wholesale establishment is located on the first floor of a structure, it must be associated with a retail use and shall occupy no more than 50% of the gross floor area of said first floor.



