

±13,876 RENTABLE SQ. FT. AVAILABLE FOR LEASE



PROPERTY HIGHLIGHTS

- ±13,876 rentable sq. ft. suite available in this Class “A” ±43,518 sq. ft. multi-tenant office bldg.
- Located along the Crystal Run Road corridor known as “Medical Mile”
- Windowed offices on three sides

100 CRYSTAL RUN ROAD, TOWN OF WALLKILL, NEW YORK

FOR MORE INFORMATION,
PLEASE CONTACT:

James Martin

Executive Vice
President

Cell: 845-781-6302

**EXCLUSIVE
BROKER**



110 Crystal Run Road, Suite 106
Middletown, NY 10941
Phone: (845) 928-6500

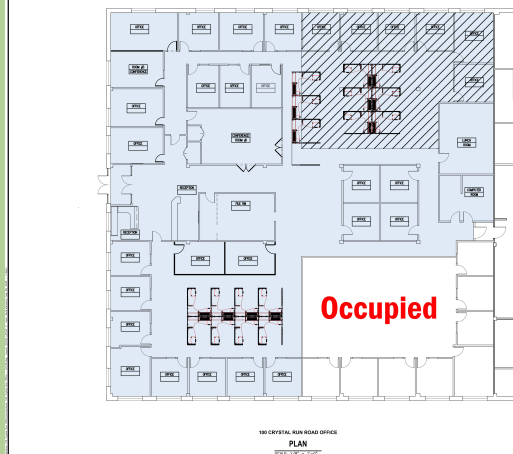
Email:

martinj@mbcorp.com

On the Web:

www.mbcorp.com

Note: Information herein is subject to errors; omissions; changes of price; rental, or other conditions; withdrawal without notice; and to any special listing conditions imposed by our principals. All areas and dimensions are approximate.



100 CRYSTAL RUN ROAD OFFICE
PLAN
DATE: 10/1/10



ACCESSIBILITY

- ±1/2 mile to NY Route 17, Exit 122.
- Less than one mile to I-84, Exit 4.
- ±20 miles to NYS Thruway (I-87), Exits 16 or 17.



MBCORPRE, INC.

PROPERTY FACT SHEET

FOR LEASE

±13,876 RSF SUITE AVAILABLE



THE COMMERCE CENTER AT CRYSTAL RUN 100 CRYSTAL RUN ROAD, TOWN OF WALLKILL, NY

- LOCATION:** 100 Crystal Run Road, located on Crystal Run Road at its intersection with Sullivan Lane, just east of NY Route 17, Exit 122, in the Town of Wallkill (Middletown postal designation), Orange County, New York.
- ACCESSIBILITY:**
- Approximately one-half mile to NY Route 17, Exit 122
 - Less than one mile to Interstate 84, Exit 4
 - Approximately 20 miles to NY State Thruway (I-87) Exits 16 or 17
- DESCRIPTION:** The Town of Wallkill is the largest Class A office market in the county with 1.2 million square feet, and over 2/3 of that is located along the Crystal Run Road corridor. Known as "The Medical Mile", Crystal Run Road includes many of the premier medical and health care practices in the region.
- 100 Crystal Run Road is a ±43,518 sq. ft. single-story, steel-frame, masonry building situated on ±6.3 acres. This building, along with 110 Crystal Run Road are known as The Commerce Center at Crystal Run.
- AVAILABLE SUITE:** ±13,876 rentable sq. ft. is currently available in this multi-tenant building. Double-door entrance is located on the north side of the building. Windowed offices on three (3) sides.
- PARKING:** 261 spaces total. Parking ratio of ±6.0 per 1,000 sq. ft. leased.
- NEIGHBORS:** Tenants at The Commerce Center at Crystal Run include Law Offices of Ouimette, Goldstein & Andrews; Crystal Run Pediatrics, DaVita Dialysis Center; Prime Time Early Learning Center; Orange High Field Open MRI; Prosthetic & Orthotic Designs; and Omnica Wealth, and MB Corporate Real Estate.



MBCORPRE, INC.

**PROPERTY
FACT SHEET**

**100 Crystal Run Road
Walkill, NY
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UTILITIES:

HVAC:	Tenant controls the HVAC, 24 hours, 7 days a week.
Heat:	Natural gas-fired heat, separately metered. Natural gas Provided by Orange & Rockland Utilities.
Electric:	All units are sub-metered and billed by the landlord. Service is supplied by Orange & Rockland Utilities.
Water:	Municipal, Town of Walkill
Sewer:	Municipal, Town of Walkill
Internet:	High-speed Internet service available from Spectrum.

OCCUPANCY: Immediate

LEASE PRICE: \$22.00 per rentable sq. ft., plus utilities. (Rent includes base year taxes and common area maintenance; increases over the base year will be passed through to tenants).

For further information or to arrange a tour, please contact a licensed real estate broker:

James Martin, Executive Vice President, Principal
martinj@mbcorpre.com

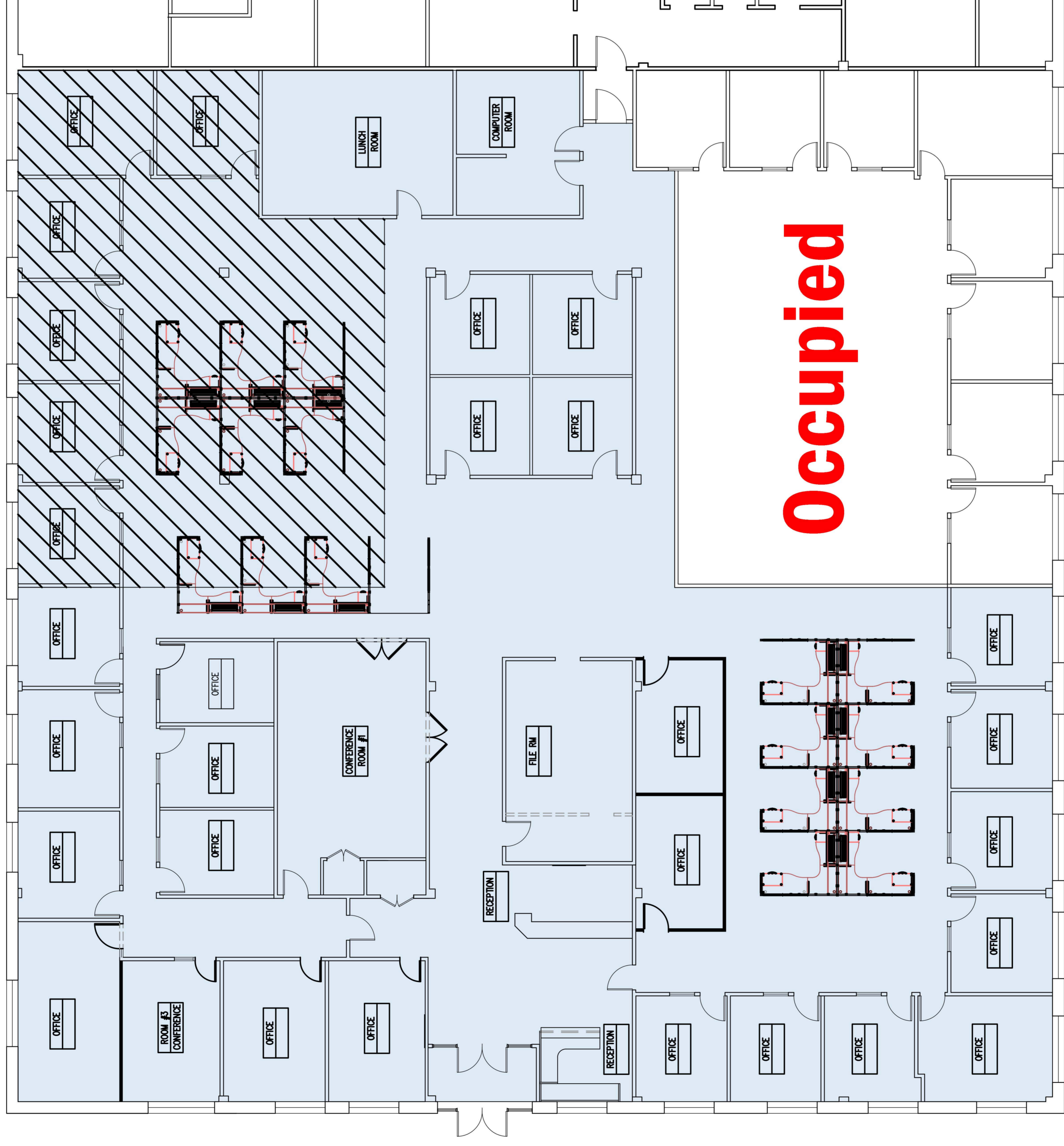
EXCLUSIVE BROKER

MB Corporate Real Estate, Inc.
110 Crystal Run Road, Suite 106, Middletown, NY 10941
Cell: 845-781-6302 Office: 845-928-6500 ext. 1
www.mbcorpre.com

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Shared/Public Drive/FACT SHEETS/ORANGE/0-ALL OC EXCL/100 Crystal Run_1,3876 SF/Fact Sheet_100 Crystal Run Rd Walkill_13,876 SF.docx JM 5/12/2026

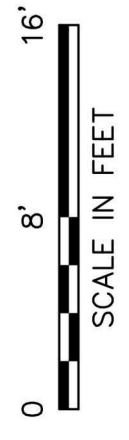
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100 CRYSTAL RUN ROAD OFFICE

PLAN

SCALE: 1/8" = 1'-0"



REV	DATE	DESCRIPTION	DWN BY	DES BY	CHK BY	APP BY

cornerstone PLLC
 PREPARED BY: CORNERSTONE ENGINEERING AND GEOLOGY, PLLC
 ALL INFORMATION, INCLUDING THIS ONE, IS PROVIDED AS IS AND WITHOUT WARRANTY, DESIGN, OR CONTRACTUAL LIABILITY.

CORNERSTONE
 BUILDING LAYOUT
 100 CRYSTAL RUN ROAD, MIDDLETOWN, NY 10941
OFFICE FLOOR PLAN OPTION C

SHEET NO. **3**
 PROJECT NO. 2013-01