



**4 Commerce Drive South
Harriman (Orange County), NY 10926**

INDUSTRIAL SUBLEASE



25,000 SF AVAILABLE

**SUBLEASE TERM THRU MAY 31, 2030.
LONGER TERM POSSIBLE.**

**CLEAN AIR-CONDITIONED SPACE
WITH 26 FT. CLEAR CEILINGS
LOCATED AT NYS THRUWAY (I-87) EXIT 16
(HARRIMAN) & ROUTE 17 EXIT 131**

EXCLUSIVE CONTACT

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FOR SUBLEASE

INDUSTRIAL SPACE

Property Highlights

- ±25,000 SF air-conditioned space available in a ±44,642 SF building built in 2006
- Includes ±6,000 sq. ft. office space
- 26 ft. clear ceiling heights
- 2 loading docks (1 can be converted to drive-in door)
- 30 parking spaces
- 600 amps (480/277 volts, 3 phase)
- 100% sprinklered

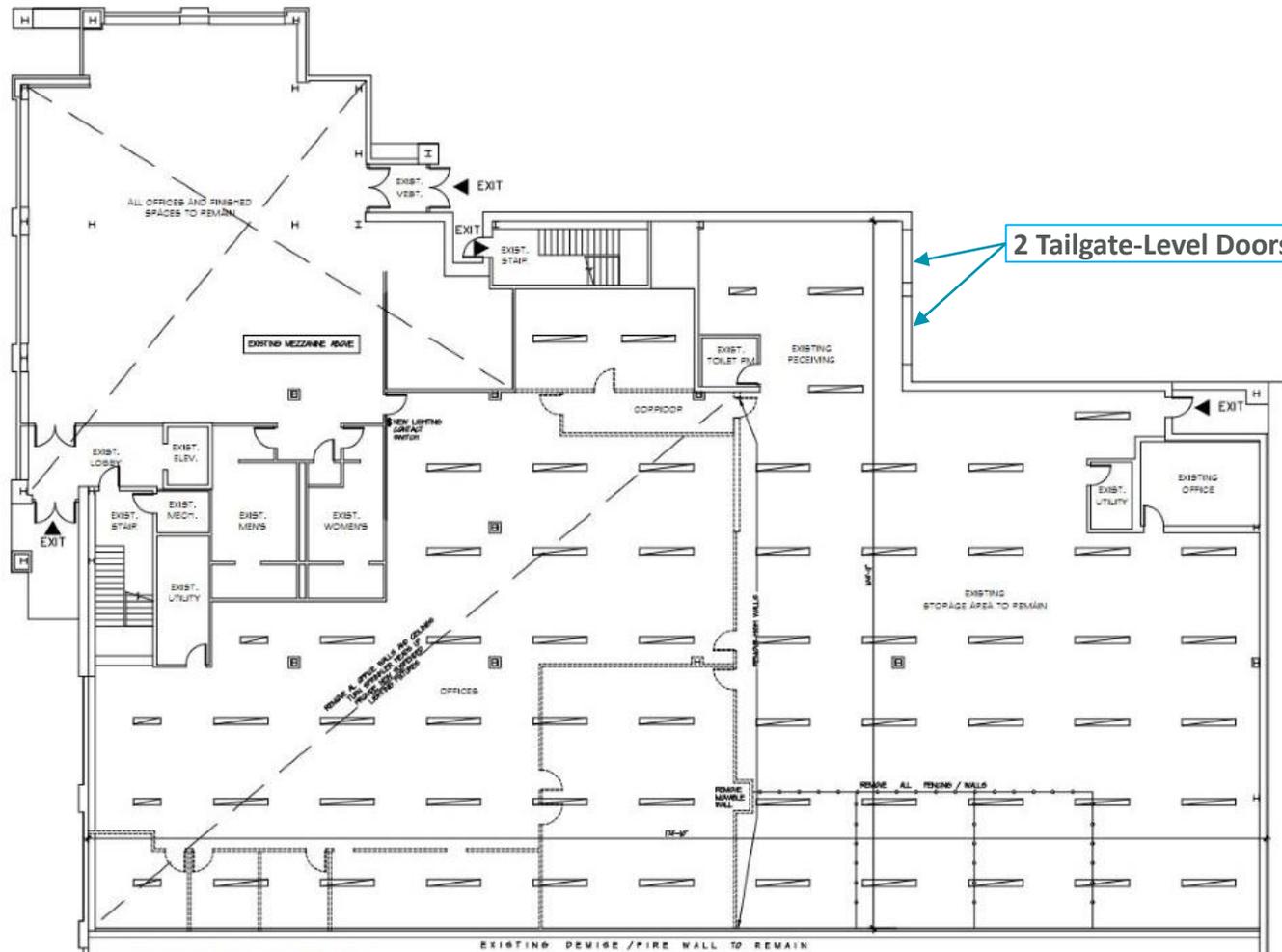


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**FLOOR PLAN -
GROUND FLOOR**

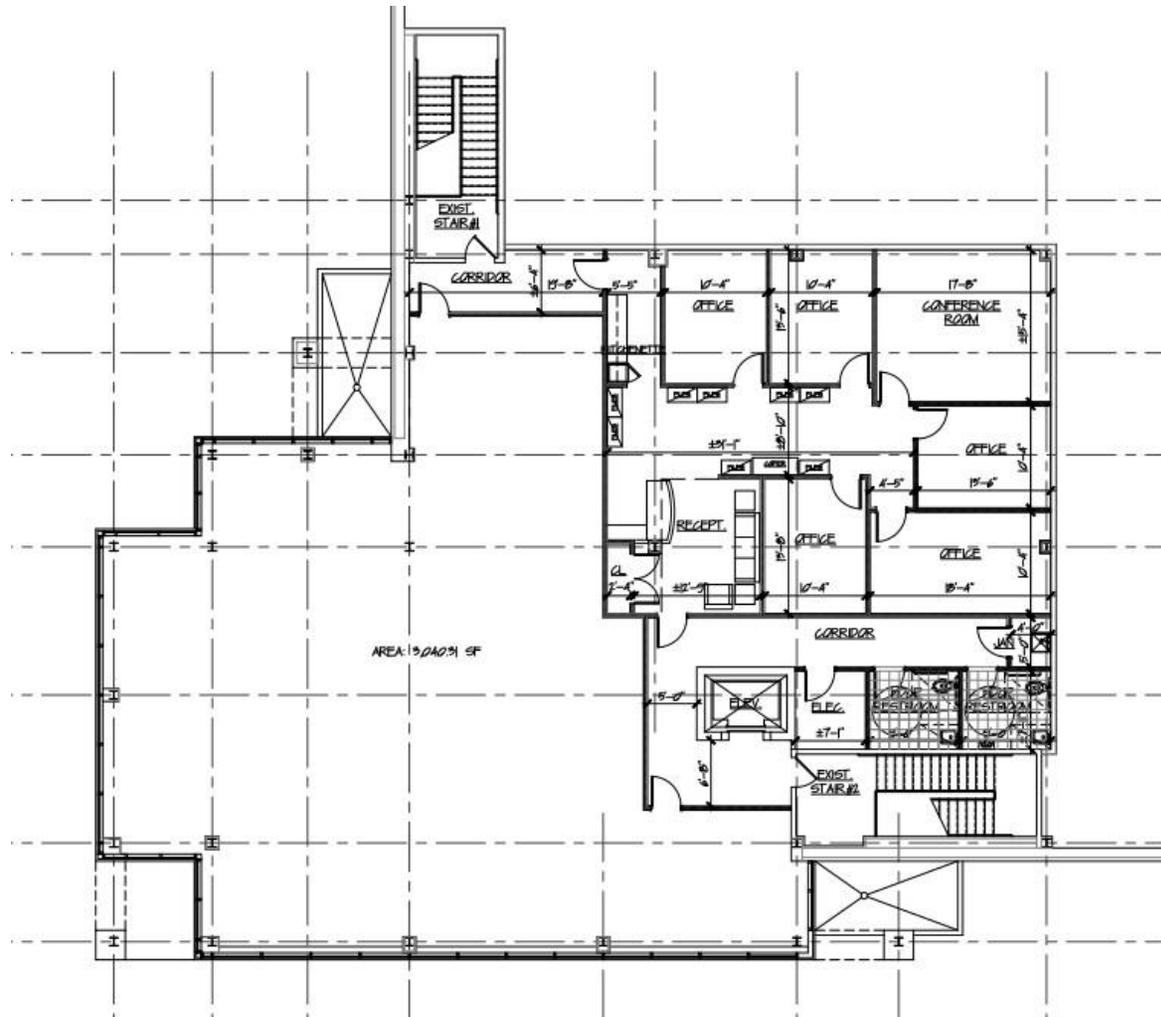
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**FLOOR PLAN -
2ND FLOOR
OFFICES**

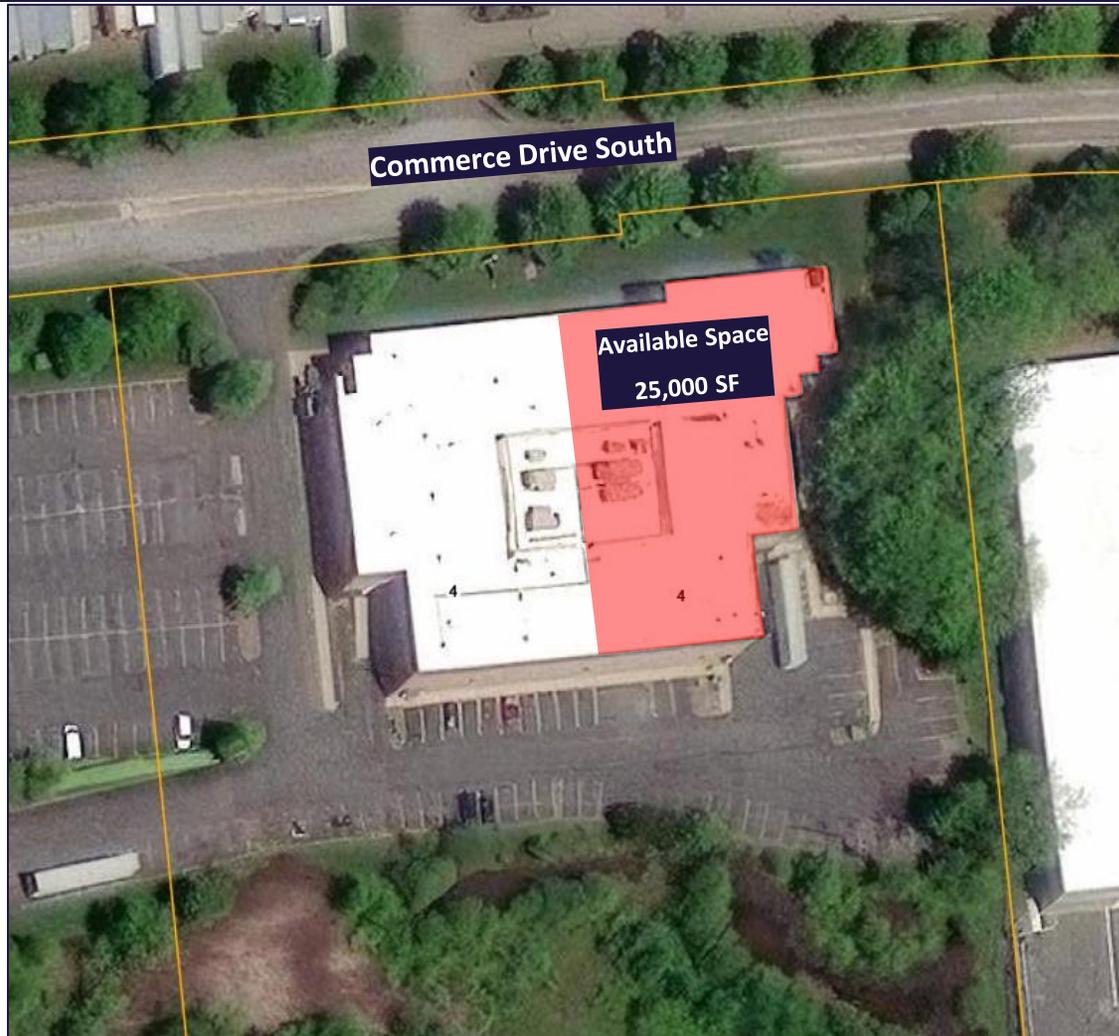


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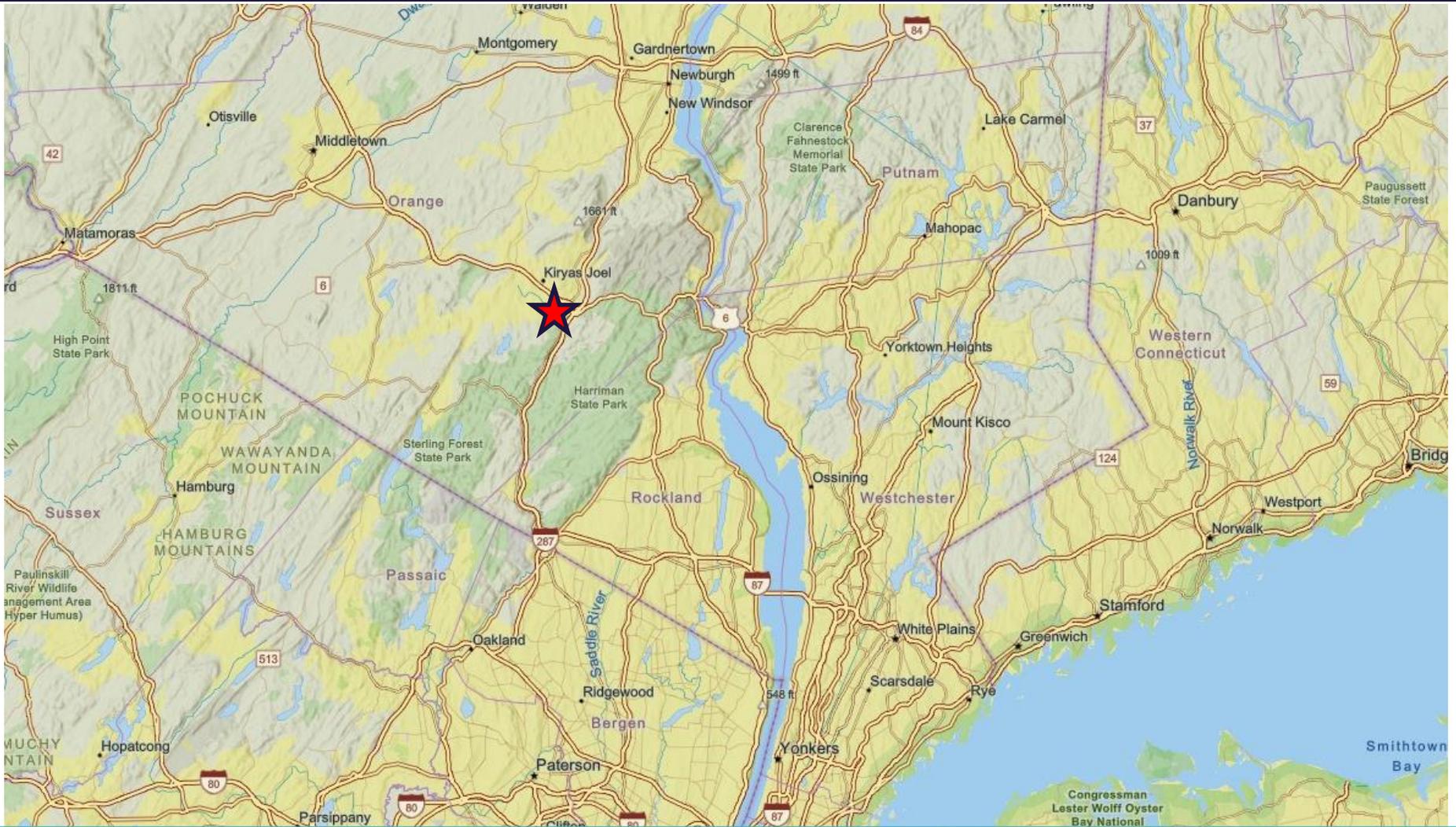
SITE PLAN

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