
FOR LEASE

RENT FURTHER REDUCED!

±20,000 SQ. FT. AVAILABLE IN A ±60,000 SQ. FT. WAREHOUSE BLDG.



21 WES WARREN DRIVE, TOWN OF WALLKILL, NY

- ADDRESS:** 21 Wes Warren Drive, Town of Wallkill, Orange County, New York.
- ACCESSIBILITY:** ±1 mile from exit 120, NY Route 17
±1¼ mile from I-84, Exit 4
±20-minute drive to NYS Thruway (I-87), Exit 16
±20-minute drive to I-84 and I-87 interchange, Exit 17
- BUILDING:** A modern, one-story, ±60,000 sq. ft. warehouse building situated on ±4.6 acres. Masonry block walls for the first 10 feet, topped by insulated metal panels.
- YEAR BUILT:** Built in 1994.
- SPACE AVAILABLE:** ±20,000 sq. ft. warehouse space with one office with a restroom and shower. Dedicated road entrance right off Wes Warren Drive into large parking lot.
- CEILINGS:** 30' clear ceiling heights.

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

New Jersey Office: 201 West Passaic Street, Suite 302, Rochelle Park, NJ 07662 • (201) 848-4000 • Fax (201) 891-3565
www.MBCORPRE.com

**21 Wes Warren Dr.
Wallkill, NY
Page 2 of 5**



UTILITIES: Heat: Ceiling-hung, natural gas fired, forced air unit heaters.
Electric: 3-phase, 400-amp service, provided by Orange & Rockland Utilities.
Water: Municipal
Sewer: Municipal

LOADING: •Four (4) tailgate-level loading doors. •One (1) drive-in door.

PARKING: Abundant parking for cars and 8 trailers.

FIRE PROTECTION: Wet sprinkler system.

ZONING: TC - Town Center District. See attached Regulations.

POSSESSION: Immediately.

**SNOW PLOWING,
LAWN CARE &
GARBAGE REMOVAL:**

Tenant shall be responsible for its own snow plowing, lawn care and garbage removal.

- Snow removal cost to be estimated at \$.38 psf.
- Tenant shall pay for 1/3 of lawn care costs, per month (\$.04 psf)
- Garbage removal to be arranged and paid by tenant.

**21 Wes Warren Dr.
Wallkill, NY
Page 3 of 5**

**CABLE/INTERNET
& ALARM:**

Tenant shall arrange at Tenant's cost.

WATER COST:

Shared. Cost is very minimal.

**FIRE
EXTINGUISHERS:**

Tenant at Tenant's cost shall maintain their own fire extinguishers.

FIRE PUMPS:

Tenant shall share 1/3 of the cost of fire pump maintenance/repairs. Approximately (\$.09) psf for mandatory service and reports. The fire pump is in excellent condition and very well maintained.

**REAL ESTATE
TAXES:**

±\$1.40 psf

INSURANCE:

±\$0.60 psf

RENTAL:

RENT FURTHER REDUCED! \$9.95 psf, NNN with 3% per annum increases.

HIGHLIGHTS:

- Food-grade warehouse.
- Separate entry with large, paved lot dedicated to the ±20,000 sq. ft. warehouse space.
- New LED lighting.

For further information or to arrange a tour, please contact:

James Martin, Senior Vice President
martinj@mbcorp.com

EXCLUSIVE BROKER

MB Corporate Real Estate, Inc.
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On the Web: MBCORPRE.com

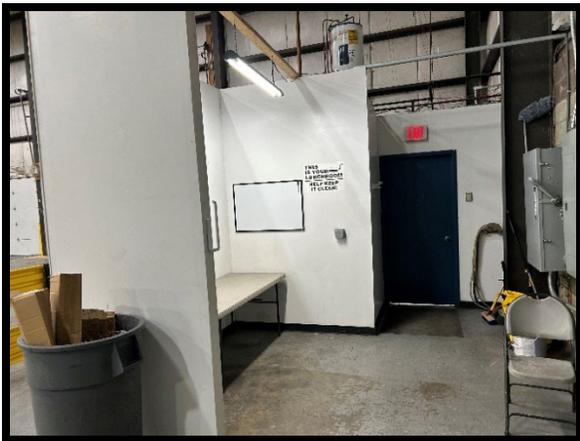
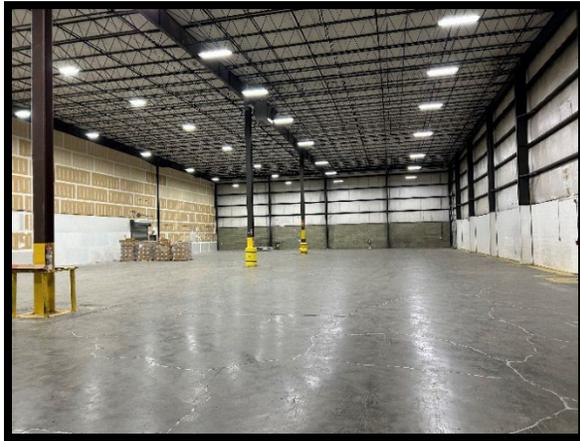
Note: Information submitted herein is subject to errors; omissions; changes of price; rental, or other conditions; withdrawal without notice; and to any special listing conditions imposed by our principals. All areas and dimensions are approximate.

Shared/Public Drive/FACT SHEETS/ORANGE/0-ALL OC EXCL/21 Wes Warren Dr Wallkill/Fact Sheet_21 Wes Warren Drive Wallkill_3-19-26.docx

**21 Wes Warren Dr.
Walkill, NY
Page 4 of 5**



**21 Wes Warren Dr.
Walkill, NY
Page 5 of 5**



Shared/Public Drive/FACT SHEETS/ORANGE/0-ALL OC EXCL/21 Wes Warren Dr Walkill/Fact Sheet_21 Wes Warren Drive Walkill_3-19-26.docx