

FOR SALE

INDUSTRIAL BUILDING

53 Smith Road, Middletown, NY 10950



±72,000 SF | 11.30 ACRES



Property Highlights

Single-level steel frame and masonry manufacturing, warehouse and office building available for sale. Only 5-minute drive to Interstate 84 and NY Route 17.

- **Building Size:** ±72,000 SF (large expansion may be possible)
- **Office Space:** ±4,000 SF
- **Lot Size:** ±11.30 Acres
- **Year Built:** 1985 (Renovated in 2018 & 2020)
- **Construction:** Steel frame, masonry block walls, and standing seam metal roof
- **Zoning:** ENT-L (office, warehouse, light manufacturing)
- **Municipality:** Town of Walkill, Orange County, NY

Utilities

- **Electric:** 8,000 amps, 120/208 Volts, 3 Phase, 4 Wire
- **Water & Sewer:** Municipal

Building Features

- **Ceiling height:** 15' - 24'
- **Column spacing:** 40' x 40'
- **Sprinkler system:** 100% Wet system

Loading

- **Tailgate Doors:** 5
- **Drive-in Doors:** 2

Parking

- **Spaces:** ±38 (expandable)

Taxes

- **Total taxes:** \$205,900

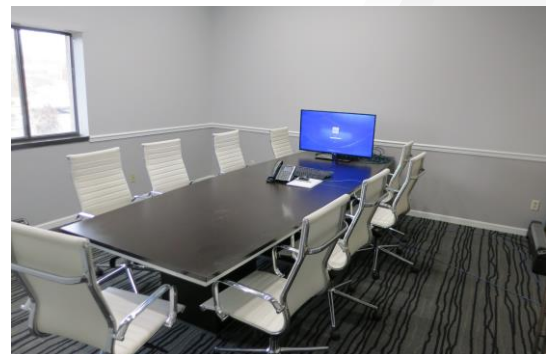
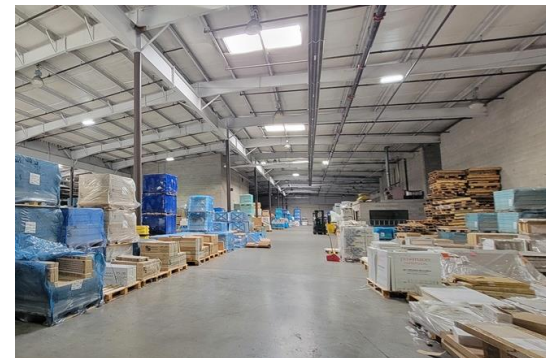
Call For Pricing.

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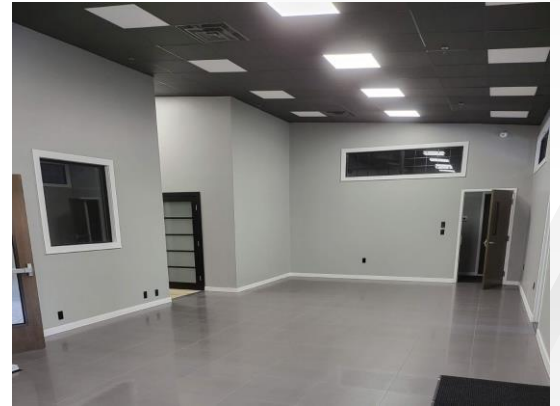
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MANUFACTURING | WAREHOUSE | OFFICE



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BUILDING FLOOR PLAN

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LOCATION AERIAL



Proximity to Key Locations

- **Interstate 84 (I-84):** ±1 mile
- **Route 17:** ±2 miles
- **Interstate 87 (I-87):** ±8 miles
- **Stewart International Airport (SWF):** ±15 miles
- **New Jersey State Line:** ±20 miles
- **New York City (Manhattan):** ±65 miles
- **Port of Newark (NJ):** ±70 miles
- **Albany, NY:** ±100 miles



SITE OVERHEAD AERIAL VIEW

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REGIONAL MAP



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