

FOR LEASE

31,971 SF WAREHOUSE FOR LEASE

2618 NY-302 Middletown NY 10941

Building Better Communities With.....

 **Rand Commercial**



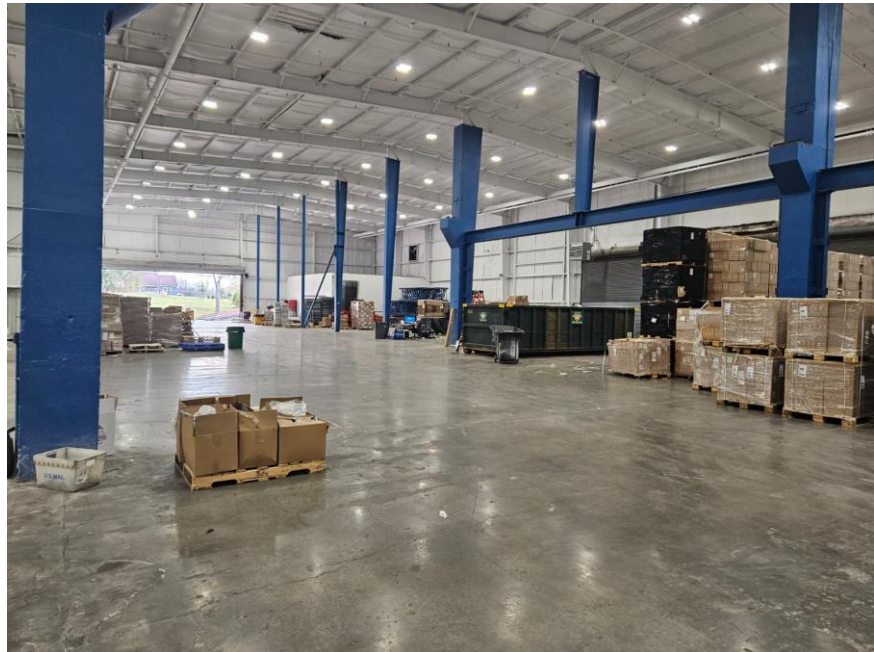
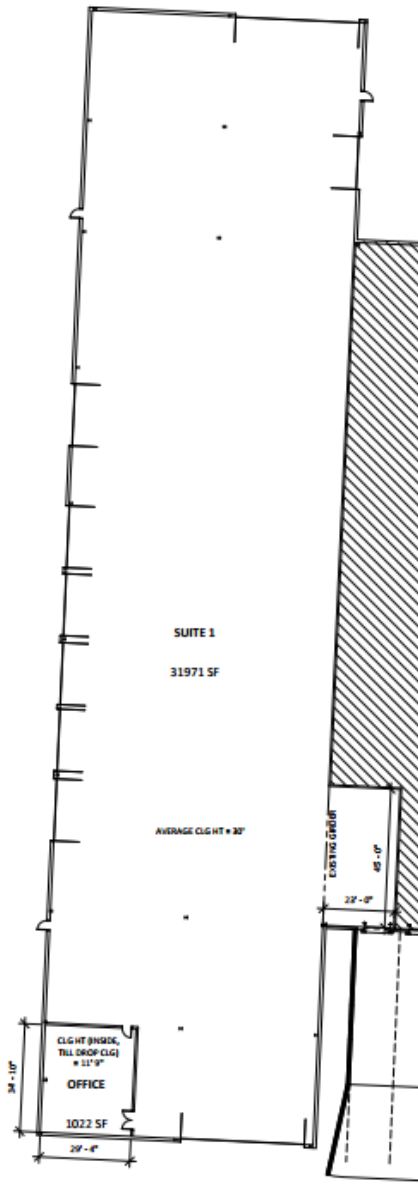
TEAM GRUBER
BY RAND COMMERCIAL
A PREMIER REAL ESTATE AGENCY

Asking Price: \$10.00 PSF NNN + Tax & CAM: \$2.90 PSF

QUICK FACTS

- Total Building Size: 122,000 SF
- Space Available: 31,971 SF
- Clear Height: 31'
- Loading: 1 Loading Dock, 8 Drive-Ins
- Column Spacing: 40' x 45'
- Power: 800 Amps / 277-480 Volts / 3-Phase
- Fenced Property
- Right off NY-17
- 3.8 Miles (4 Minutes) to I-84

Joel Gruber | Licensed Real Estate Salesperson, NYS & NJ
Team Gruber | Rand Commercial
P: 845-203-4488
E: Joel.Gruber@randcommercial.com



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