

FOR LEASE



31,971 SF WAREHOUSE FOR LEASE
2618 NY-302 Middletown NY 10941

Building Better Communities With.....

 **Rand Commercial**



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

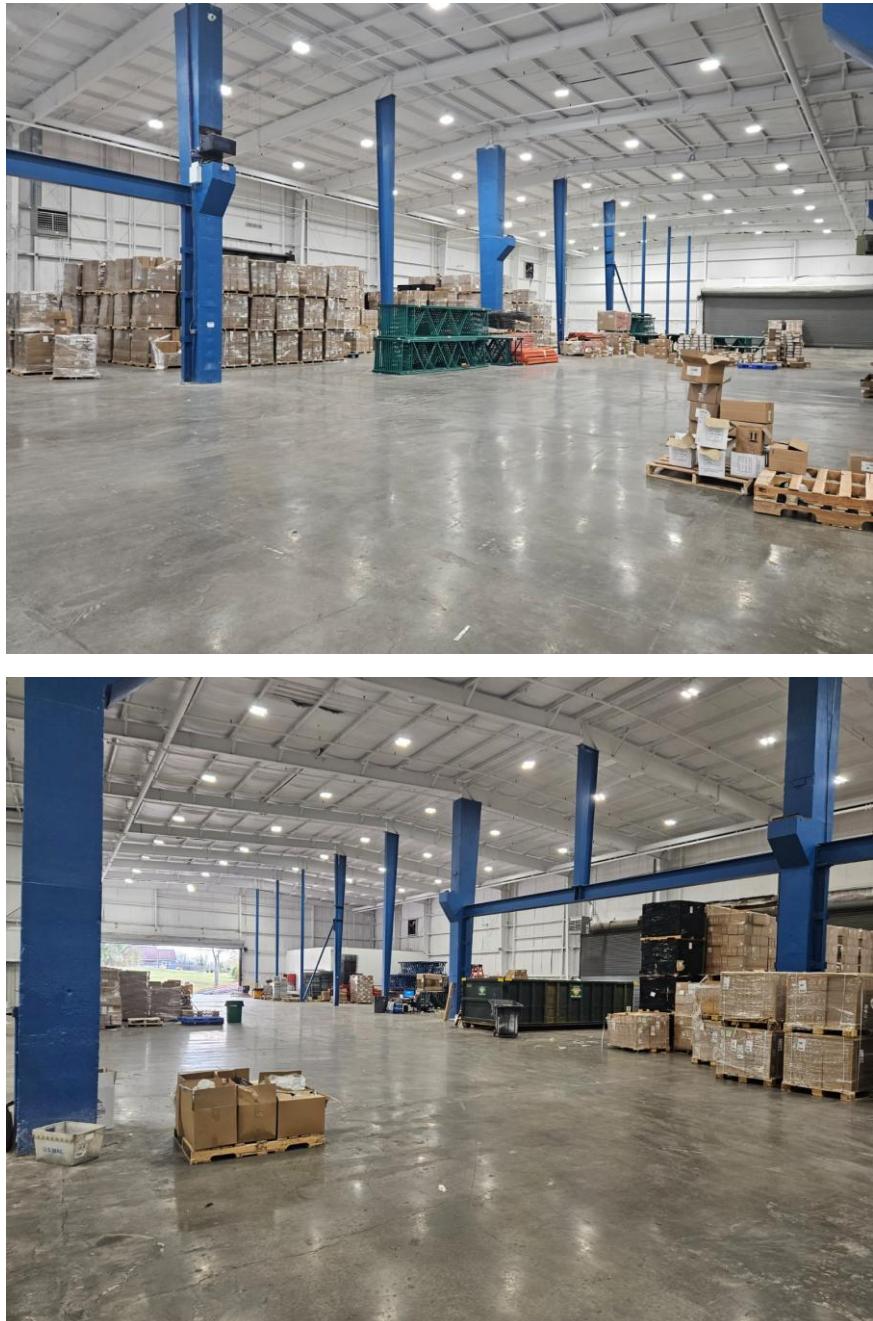
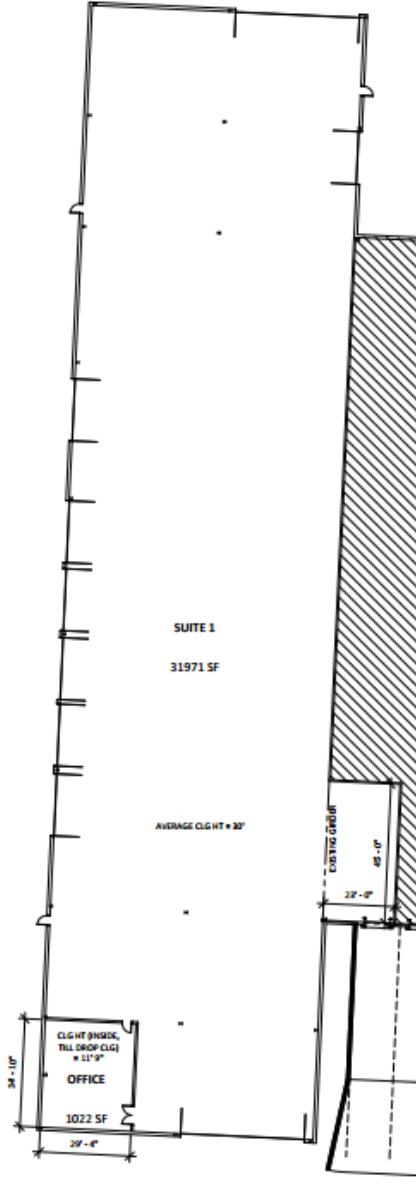
Team Gruber | Rand Commercial

P: 845-203-4488

E: Joel.Gruber@randcommercial.com

**2618 NY-302
Middletown NY 10941**

**FLOOR PLAN &
PHOTOS**



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

Rand Commercial Copyrighted 2025. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted to errors, omissions, change of price or other conditions, withdrawn without notice, and to any special listing conditions by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.