

TURNKEY INDUSTRIAL & BUSINESS OPPORTUNITY

Automotive • Recycling • Self-Storage | Roxbury, NY

Rare opportunity to acquire a fully operational industrial property on approximately 4.93 acres in the Great Western Catskills. Featuring multiple buildings, diversified income streams, transferable licenses, and strong historical occupancy.

- Approx. 15,000 SF across three buildings
- Auto & truck repair facility with hoists and service bays
- Licensed auto dismantler / scrap processing operation
- 8,000 SF self-storage building with 44 units (~95% occupancy)
- Scenic, protected setting with state road access
- Zoned Class 440 – Storage / Warehouse / Distribution

Schedule a Private Tour Today