

FOR LEASE

# ±6,900 SF Warehouse with 1,938 SF Freezer

125 Bracken Road, Montgomery, NY



## Property Highlights

This 6,900 SF steel clear-span building, featuring three drive-in bays and one dock-high loading dock is now available for lease. The property includes a 1,938 SF operational freezer space, ideal for businesses requiring cold storage. Be the first tenant to lease this flexible space since construction.

**Building size:** 6,900 SF

**Freezer/cooler area:** 1,938 SF

**Ceiling height:** 15'6"

**Structure:** Clear span metal building

**Lot size:** 1.5 acres

**Loading:** Three (3) 12' high drive-in doors, one (1) loading dock

**Electric power:** Ample 3-phase system; (15) outdoor electric auto hookups (30-amp/600-volt)

**Parking:** 38+ spots and a fenced-in yard.



Warehouse with Freezer | Cooler Space on 1.5 Acres Available

Form more information and pricing, contact:

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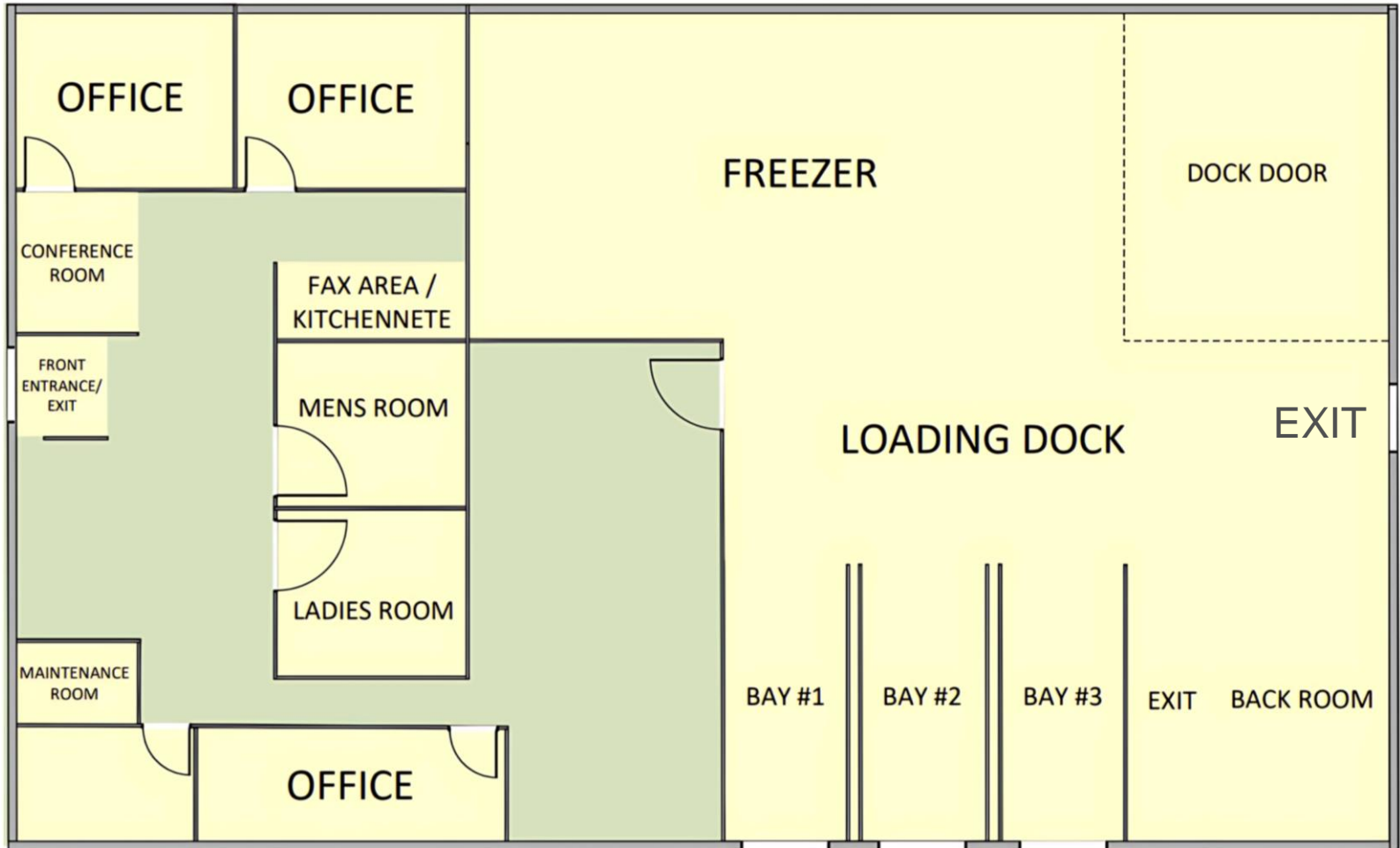
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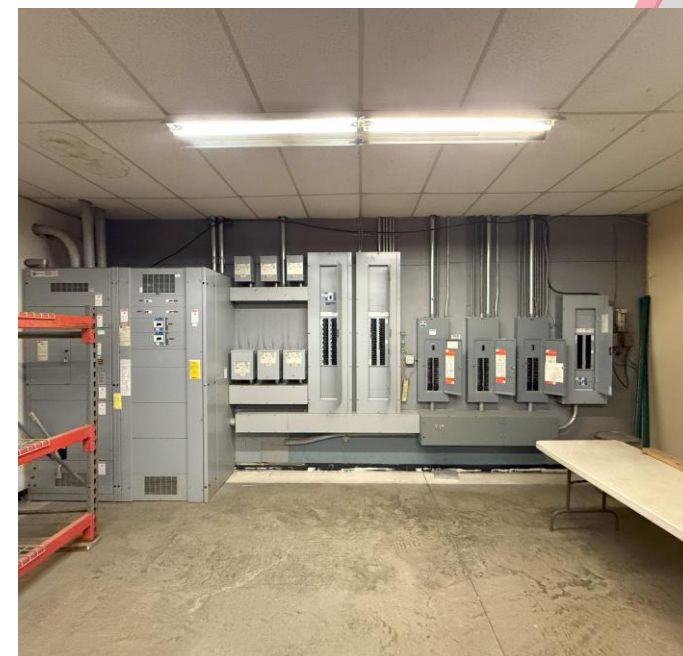


WAREHOUSE/LOADING



Interior Dimensions: (L) 87'5" x (W) 22'2" x (H) 8'8"

FREEZER



POWER

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## LOCATION

### Highlights

- Interstate 84 (I-84): ±1.2 miles
- Interstate 87 (I-87): ±8 miles
- Stewart Int'l. Airport (SWF): ±7 miles
- Route 17: ±12 miles
- New Jersey State line: ±26 miles
- New York City (Manhattan): ±68 miles
- Port of Newark (NJ): ±74 miles



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