

Northwest Corner, Route 211 East and Blumel Road, Scotchtown, NY 10941

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For Lease:

8 Acre Outdoor Storage property with 15,600 sq. ft industrial building(18 ft high ceiling). Additional 4700 sq. ft service garage on property, perfect for parking trucks and servicing fleets.

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15,600 SF LTL Terminal situated on 7.8 acres (fenced). Option to return to 39 OH doors by replacing the 10 doors with 20 new OH doors on the rear dock. Property also features 2,800 SF of ADA compliant office space with central HVAC. Loading dock includes (2) 200 ft concrete dolly pads (53 ft trailers.) 2,800 SF inactive Garage Maintenance building (concrete, steel & cinder block. 1,500 SF inactive 2 lane fueling shed (concrete & steel). Utility will install dusk lighting on existing perimeter poles. Property is conveniently located 1 mile from the Junction of NYS 17/I-86 & I-84 via 4 lane Route 211 E. INDUSTRIAL USE PERMITTED ONLY FOR: Trucking Companies. For Lease: Outdoor storage/truck parking/equipment rental.

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Northwest Corner, Route 211 East and Blumel Road, Scotchtown, NY 10941

Property Photos



Aerial



Building Photo

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Building Photo



Building Photo

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Building Photo



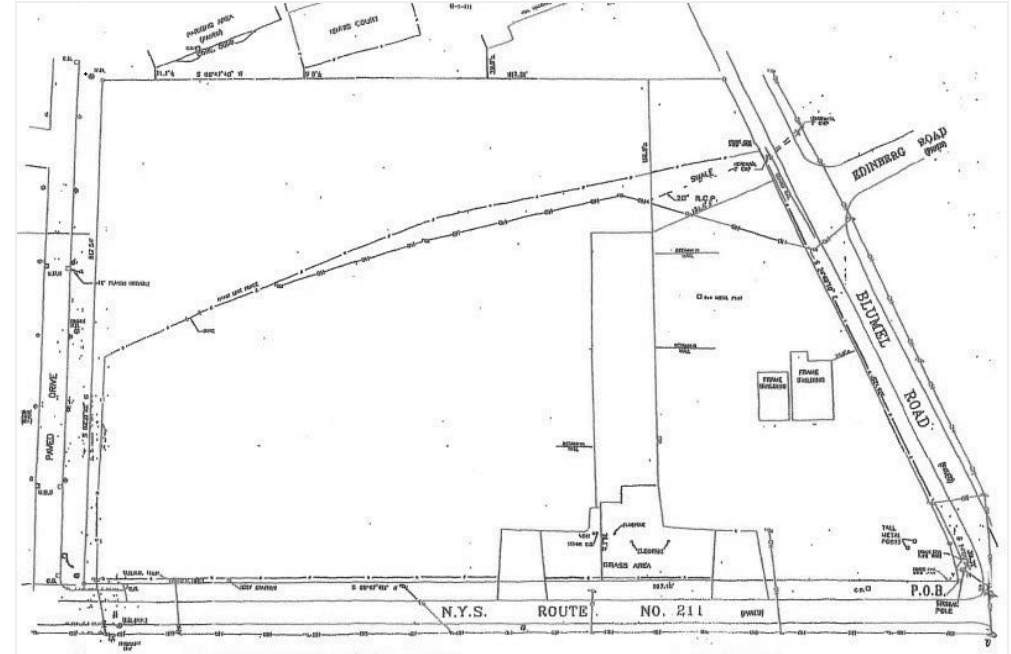
Interior Photo

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Property Photos



Interior Photo



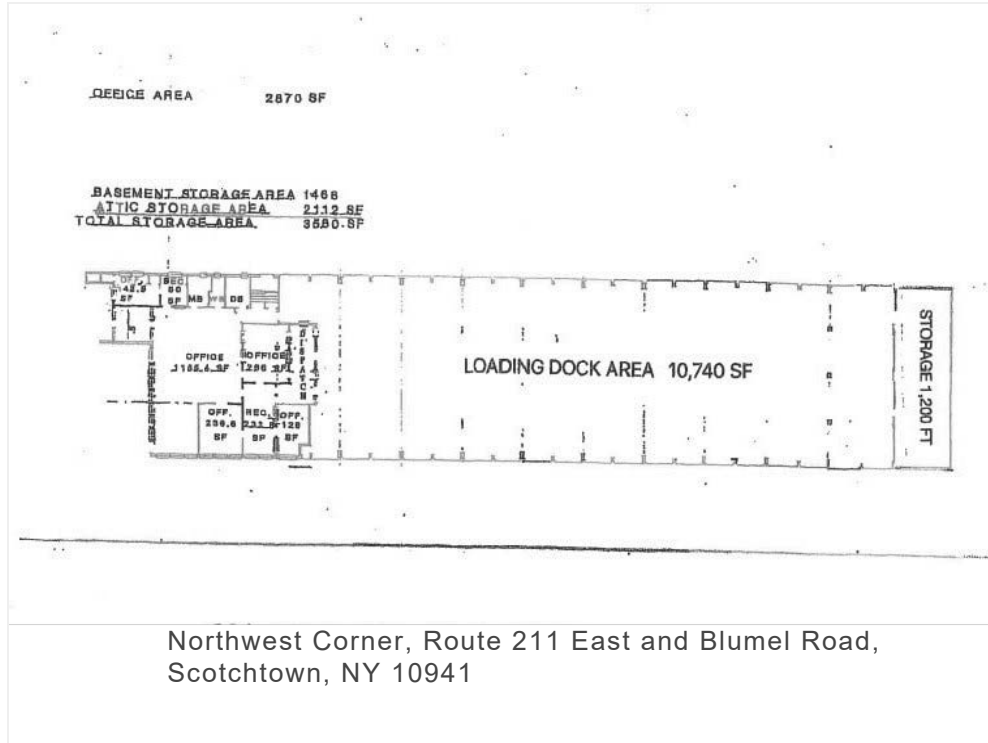
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7.8 Acres
Frontage 810 Feet

Site Plan

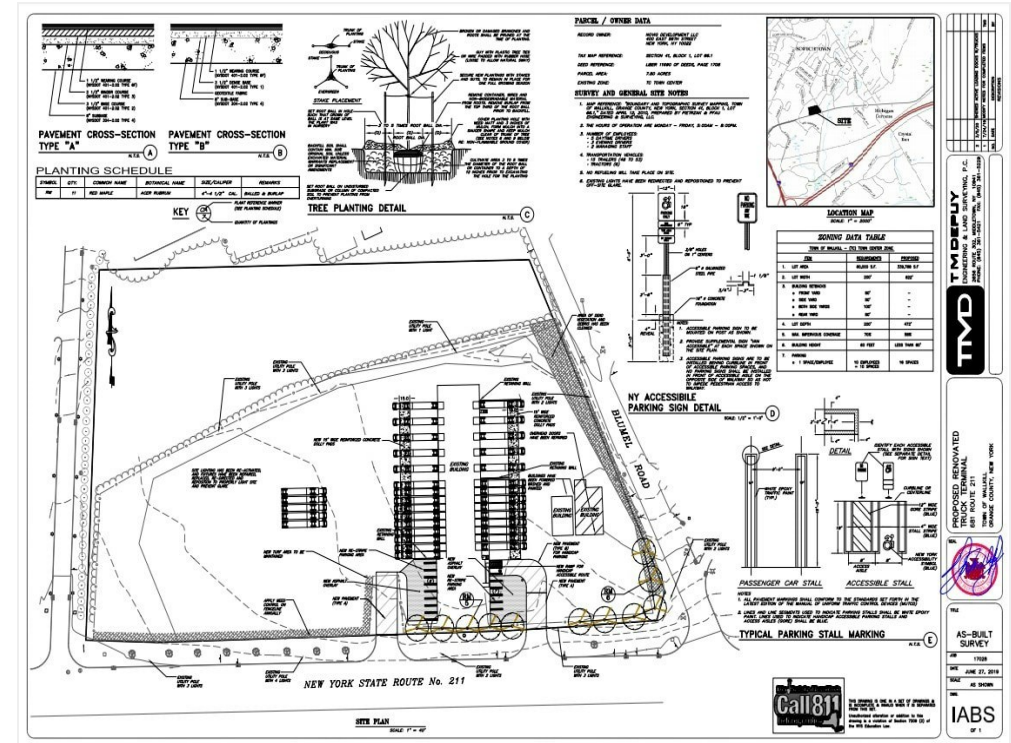
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Plan



Engineering Plan

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TOWN OF WALLKILL NY COMMERCIAL ZONING (CONDENSED FROM TOWNOFWALLKILL.COM)

249-26.1 TOWN CENTER DISTRICT
Intended to provide areas suitable for large-scale shopping centers serving regional needs

Permitted uses:

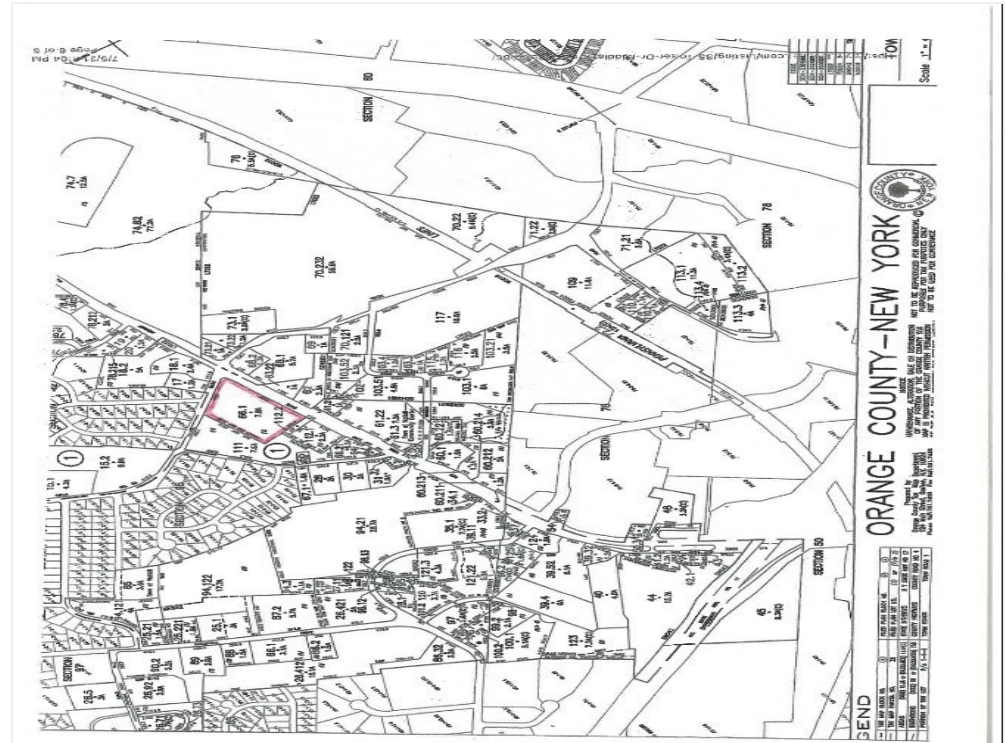
- (1) Financial Institutions
- (2) Offices
- (3) Public uses
- (4) Religious Institutions
- (5) Retail
- (6) Service and repair shops
- (7) Public building

Special permit uses:

- (1) Car washes
- (2) Clubs and lodges
- (3) Commercial recreation
- (4) Day care and nurseries
- (5) Eating and drinking establishments
- (6) Funeral parlors and mortuaries
- (7) Gasoline and filling stations
- (8) Motor vehicle sales and rental establishments
- (9) Hotels/motels
- (10) Research facilities
- (11) Schools, vocational
- (12) Shopping centers
- (13) Theaters/cinemas
- (14) Congregate-care facilities, including assisted living
- (15) Nursing homes
- (16) Extended-stay/all-suite hotels

Accessory uses and structures that are customarily incidental to an allowed principal use may be allowed

Town Of Wallkill Commercial Zoning



Plat Map

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Property Photos



Site Plan



Aerial

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Location

