

FLEXIBLE INDUSTRIAL SPACE FOR LEASE

17 - 39 MIDLAND AVE - BUILDING #1

MIDDLETOWN, NY 10940



BEAUTIFULLY RENOVATED +/- 11,441 SF BUILDING
OFFICE * FLEX * STORAGE

KW COMMERCIAL | HUDSON VALLEY

9 Bert Crawford Rd
Middletown, NY 10940



Each Office Independently Owned and Operated

PRESENTED BY:

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PROPERTY SUMMARY

17-39 MIDLAND AVENUE BUILDING #1



Price:	\$10 SF/YR NNN
Basement:	3,061 SF
Main Floor:	5,885 SF
2nd Floor Offices:	2,495 SF
Cross Street	Wisner
Permitted Uses:	Office, Retail, Industrial, Flex
Utilities:	Public Water & Sewer & Electric & Gas
Zoning:	MI-2
APN:	330900.009.000-0001-003.100

Property Highlights

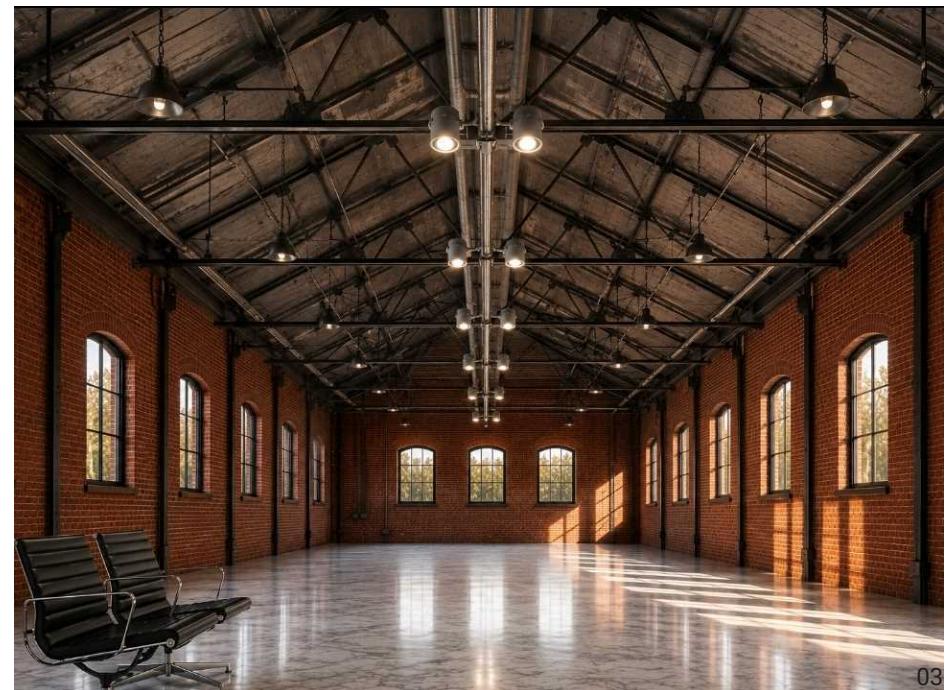
- ±11,441 SF Beautifully Renovated Industrial Building
- Three Functional Levels – Office, Flex & Storage
- Main Floor Open Flex Space with (2) Overhead/Tailgate Doors
- Upper-Level 3 Private Offices with Central Air & Bathroom
- Basement with Interior & Exterior Access
- Five New Bathrooms | Fully Heated on All Three Levels
- New Windows, Doors, Floor-to-Ceiling Windows
- Onsite Private Parking
- Industrial I-2 Zoning | Flexible Uses | Potentially Divisible

Property Overview

17-39 Midland Avenue – Building #1 offers approximately 11,441 SF of flexible commercial/industrial space across three functional levels. The building includes 2,495 SF of upper-floor office space, 5,885 SF of open main-floor space with two overhead/tailgate doors, and 3,061 SF of basement/storage space with both interior and exterior access.

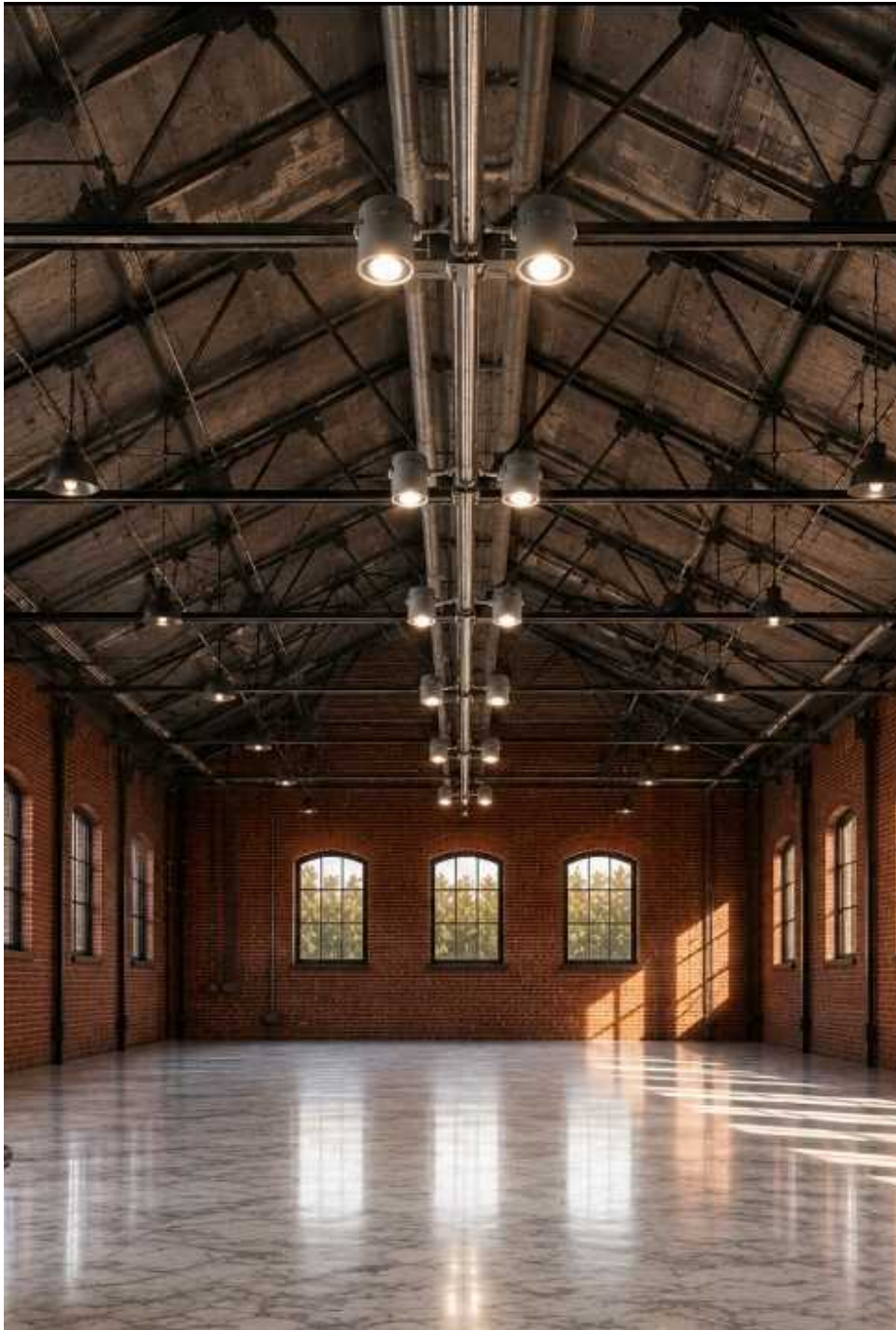
The building is undergoing a comprehensive remodel including new windows and entrance doors, interior/exterior paint, five new bathrooms, heat throughout all three floors, new basement stairs and access, and floor-to-ceiling windows on the main floor. A new parking lot will be constructed and configured to tenant requirements.

Zoned Industrial I-2. Available as a single facility, with ownership willing to consider dividing the space. Anticipated occupancy October 1, 2026.



FLEXIBLE SPACE - MULTIPLE POSSIBILITIES

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Business Uses

A unique opportunity for businesses seeking a combination of office, showroom, studio, operational and storage space under one roof. The multi-level configuration provides exceptional flexibility, allowing each floor to serve a different business function.

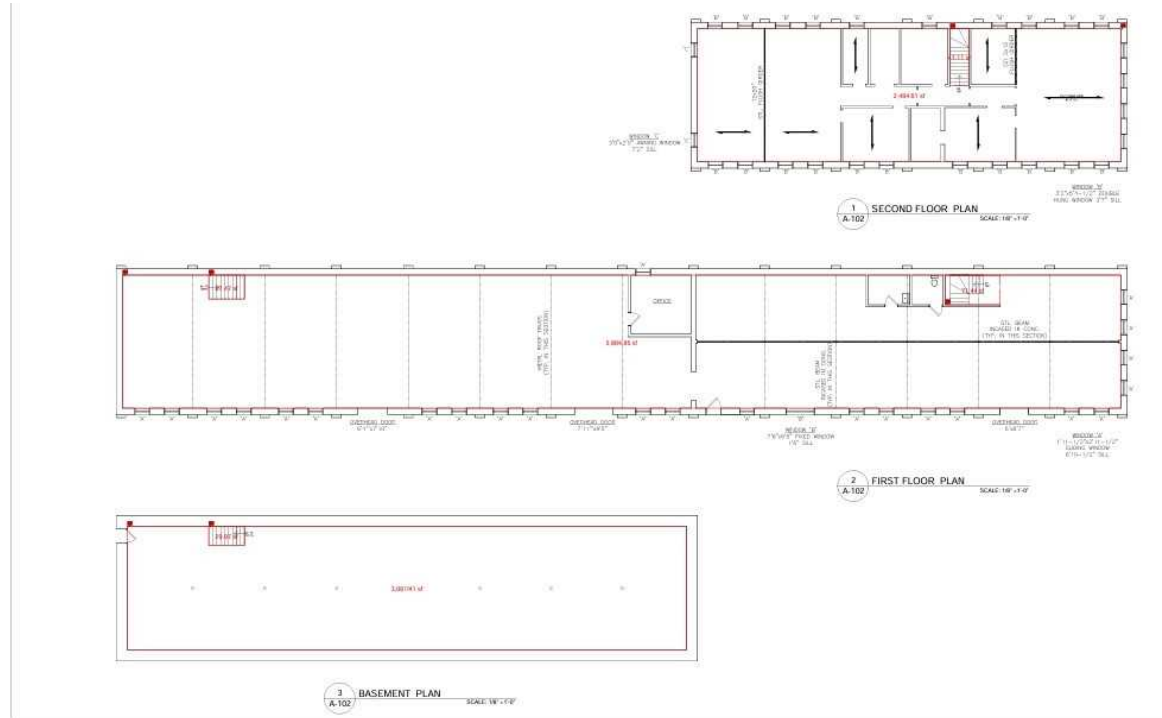
Potential users include contractors, plumbing/electrical/HVAC and building-supply companies, distributors, professional offices, showrooms, fitness and gym operators, dance/yoga studios, photography and creative studios, indoor recreation, e-commerce, light industrial and storage users. The property may also lend itself to a brewery/taproom or other adaptive commercial use, subject to municipal approvals.

The combination of an open main floor, overhead/tailgate access, dedicated office space, basement storage and extensive building improvements creates an adaptable facility for either a single user or multiple tenants.

PROPERTY PHOTOS

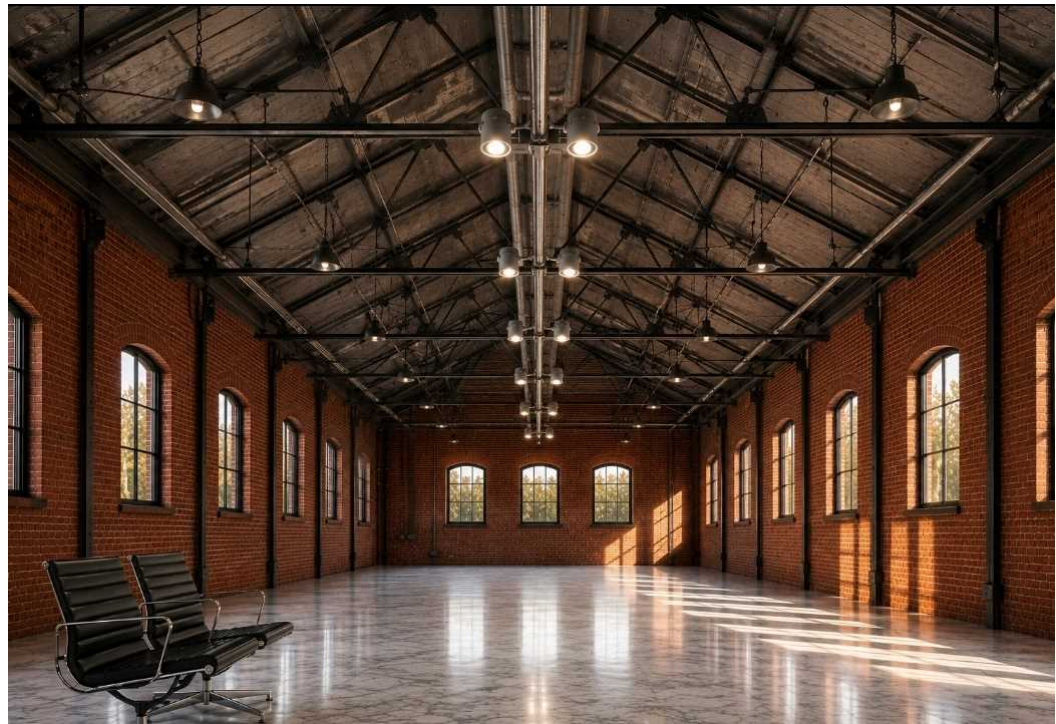
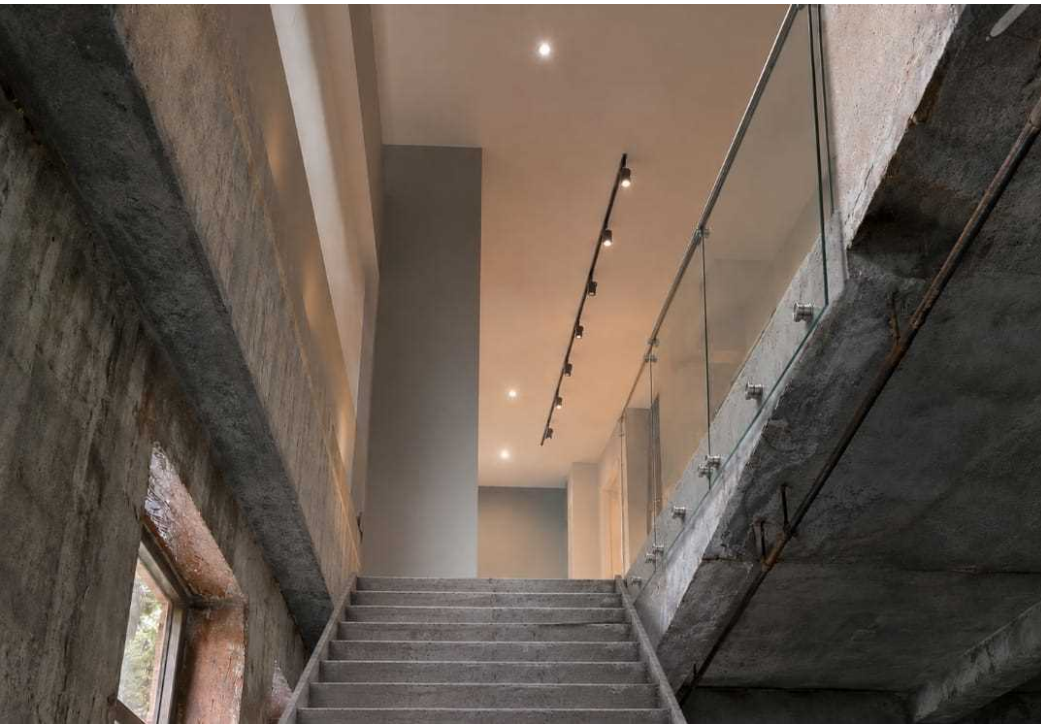
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PROPERTY PHOTOS

17-39 MIDLAND AVENUE



PROPERTY PHOTOS

17-39 MIDLAND AVENUE



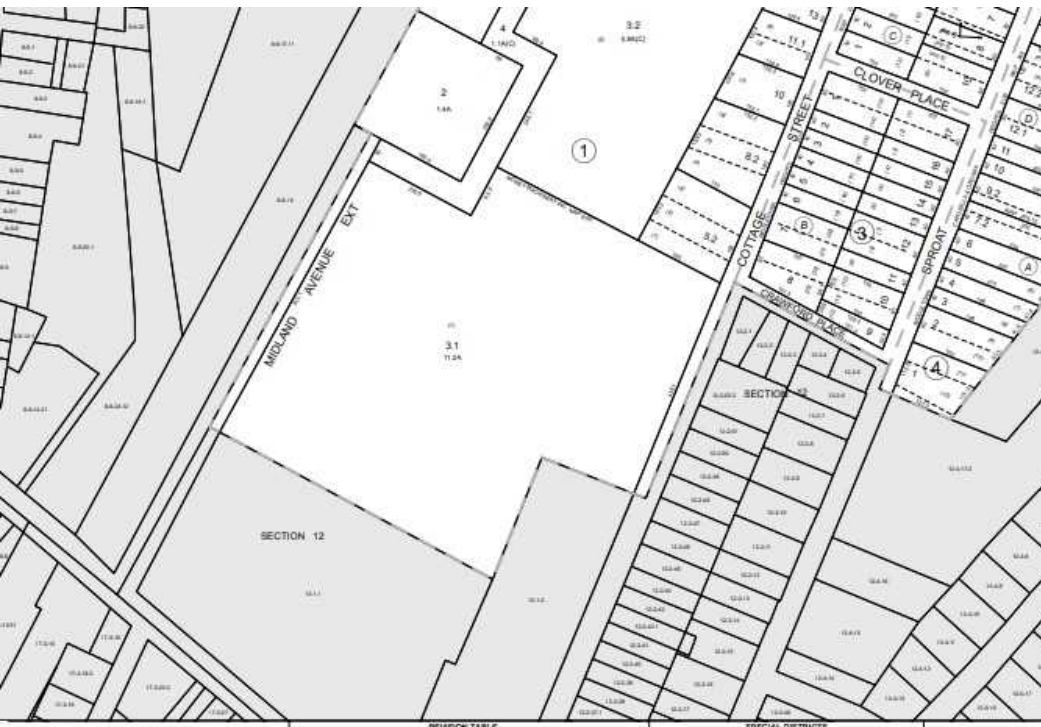
PROPERTY PHOTOS

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PROPERTY PHOTOS

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MEET OUR TEAM

17-39 MIDLAND AVENUE



JASON MCGOVERN

Jason is a Commercial Real Estate Broker with over 25 years of Real Estate experience in Orange, Rockland, Sullivan, and Ulster counties.

He is an active member of the New York State Commercial Association of Realtors-Hudson Valley Chapter and KW Commercial, affiliate of the Keller Williams Real Estate franchise which is currently the #1 franchise in the World by agent count and growing.

Jason is a specialist in seller, landlord, and tenant representation in all aspects of commercial real estate including retail, office, industrial and multi-family sales and leasing. He has a deep understanding of land development or commercial and residential projects in the Hudson Valley.

He was awarded the 2016 and 2019 Economic Development Deal Maker award and 2022 Outstanding Deal Maker award by the New York State Commercial Association of Realtors-Hudson Valley Chapter.

Jason's reputation, experience, and representation has played an integral part in numerous Residential and Commercial Real Estate development projects in the Hudson Valley that have positively impacted the local economy and created countless job opportunities.

MATTHEW GIBBS

Matthew Gibbs a NY Licensed Real Estate Salesperson with Keller Williams Realty Hudson Valley United and specializes in Commercial Real Estate and Investment. Matt joined the real estate industry in 2014, after more than 20 years of experience in business development and operations management.

He is a member of the National Association of Realtors, The Hudson Gateway Association of Realtors, The Hudson Gateway MLS, The Ulster County MLS, The National KW Commercial Division, along with being immediate Past President of NY State Commercial Association of Realtors, Hudson Valley Chapter.

Matt is passionate about serving our community and currently he actively supports Habitat for Humanity; Newburgh, Fearless of the Hudson Valley, he is an active member of Wallkill East Rotary Club and Board Member for Wallkill Boys and Girls Club.

He believes that providing successful outcomes for his clients and their business can lead to more productivity and profitability for them. Credited as an expert in the language of sales, negotiating, and real estate investment analysis, he has become known for his direct and tenacious approach.



DISCLAIMER

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