

# RENT REDUCED! $\pm 3,150$ SQ. FT. RETAIL SPACE

333 Rte. 211 E  
Middletown, NY



**333 ROUTE 211 E, MIDDLETOWN, NEW YORK**

FOR MORE INFORMATION,  
PLEASE CONTACT:

**James Martin**

Senior Vice President

**EXCLUSIVE BROKER**



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[www.McBrideCorpRE.com](http://www.McBrideCorpRE.com)

## PROPERTY:

$\pm 3,150$  sq. ft. retail space. Located on Route 211E, Orange County's Major Retail Corridor. Suspended ceiling heights of  $\pm 9'$ - $10'$ . Municipal water and sewer; natural gas heat. Zoned Highway Commercial.

## ACCESSIBILITY:

- $\pm 1.5$  miles to Galleria at Crystal Run
- $\pm 1.25$  miles west of exit 120 and NY Route 17
- $\pm 1.75$  miles to I-84, exit 4
- $\pm 25$  minutes to Stewart Airport via I-84
- $\pm 25$  minutes to NY Thruway (I-87), exit 16, via Route 17
- $\pm 30$  minutes to NY Thruway (I-87), exit 17, via I-84

Note: Information herein is subject to errors; omissions; changes of price; rental, or other conditions; withdrawal without notice; and to any special listing conditions imposed by our principals. All areas and dimensions are approximate.

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**FOR LEASE**

**RENT REDUCED!**  
**±3,150 SQ. FT. RETAIL SPACE**



**333 ROUTE 211 E, MIDDLETOWN, NY**

- LOCATION:** 333 Route 211 E, Town of Wallkill (Middletown postal designation), Orange County, New York. Located on Route 211, Orange County's Major Retail Corridor.
- ACCESSIBILITY:**
- ±1.5 miles to Galleria at Crystal Run
  - ±1.25 miles west of exit 120 and Route 17
  - ±1.75 miles to I-84, exit 4
  - ±25 minutes to Stewart Airport via I-84
  - ±25 minutes to NY Thruway (I-87), exit 16, via Route 17
  - ±30 minutes NY Thruway, exit 17, via I-84
- DESCRIPTION:** ±3,150 sq. ft. of retail space within a ±44,500 sq. ft. retail building situated on 2.6 acres.
- CEILING HEIGHT:** Suspended ceiling heights of ±9'-10'
- UTILITIES:** Separately metered, or sub-metered.
- UTILITIES:** Water/Sewer: Municipal  
Heat: Natural gas
- PARKING:** 330 parking spaces for the entire complex.

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Middletown, NY  
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**ZONING:** HC - Highway Commercial.

**TAXES & CAM:** ±\$3.01

**LEASE TERM:** Five (5) – Ten (10) year lease term.

**OCCUPANCY:** Occupancy within thirty (30) days after execution of lease agreement and the existing month-to-month tenant vacating the premises.

**RENT:** **RENT REDUCED!** \$18.00 psf, NNN plus taxes, CAM and utilities.

**For further information or to arrange a tour, please contact:**

**James Martin, Senior Vice President**  
[martinj@mbcorp.com](mailto:martinj@mbcorp.com)

**EXCLUSIVE BROKER**

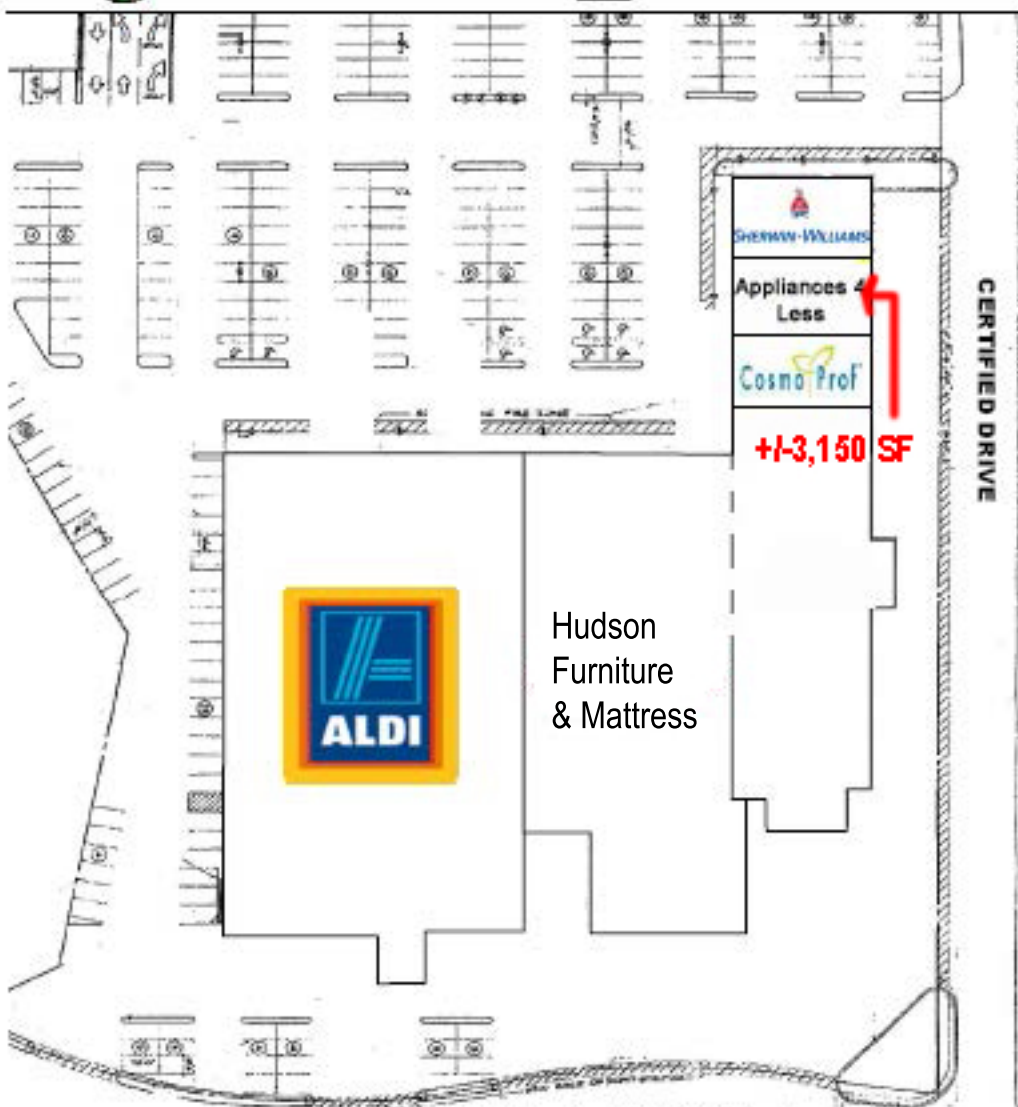
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Shared/Public Drive/FACT SHEETS/ORANGE/0-ALL OC EXCL/333 Route 211 Middletown/Fact Sheet\_333 Route 211 E Middletown\_Retail\_3150 SF Reduced.docx JM 1/22/2026



Route 211



333 Route 211, Middletown, NY







**333 Rte. 211 E  
Middletown, NY**

**Space Available  
+/-3,150 SF**

