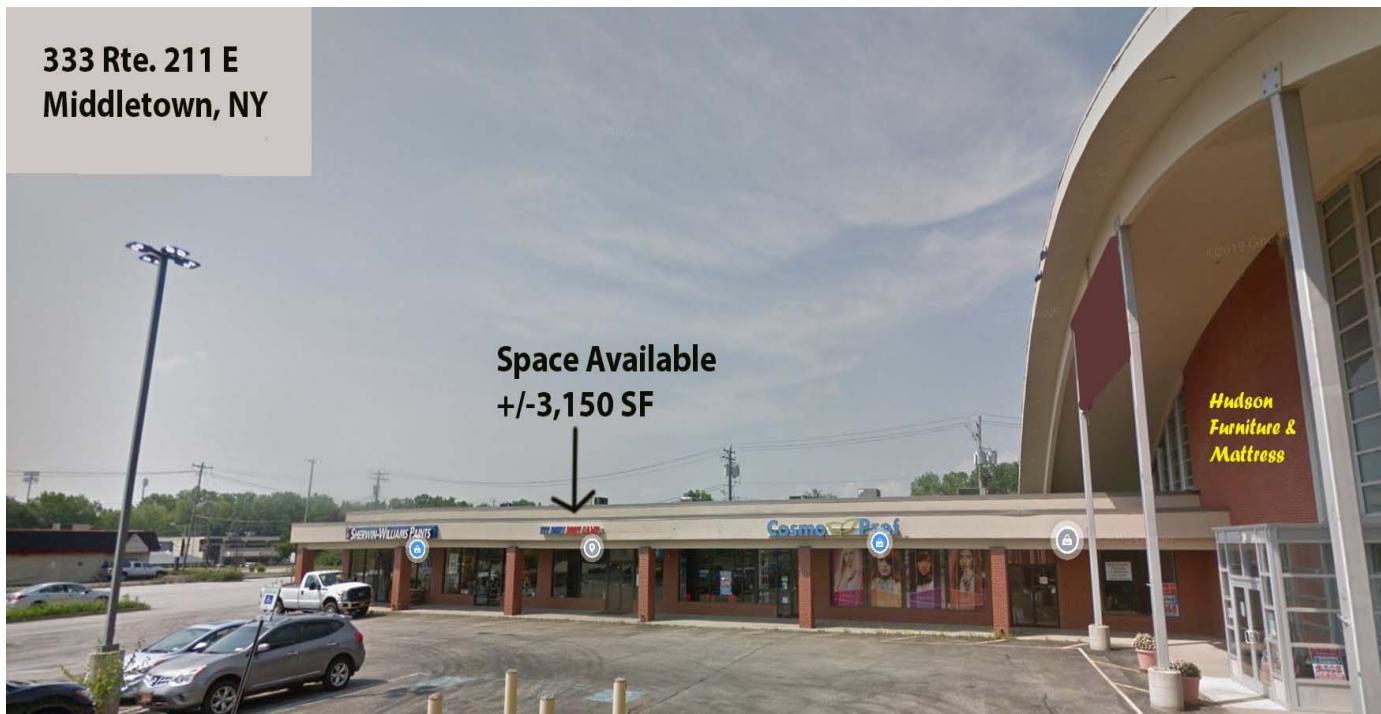


RENT REDUCED! ±3,150 SQ. FT. RETAIL SPACE

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



110 Crystal Run Road, Suite 106
Middletown, NY 10941

Phone: (845) 928-6500 ext. 1
Cell: (845) 781-6302

Email:
martinj@mcbridecorpre.com

On the Web:
www.McBrideCorpRE.com

PROPERTY:

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

ACCESSIBILITY:

- ±1.5 miles to Galleria at Crystal Run
- ±1.25 miles west of exit 120 and NY 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 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.



MBCORPRE, INC.

PROPERTY FACT SHEET

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.

**333 Route 211 E
Middletown, NY
Page 2 of 2**



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
martini@mbcorpre.com

EXCLUSIVE BROKER

MBCORPRE, Inc.
110 Crystal Run Road, Suite 106, Middletown, NY 10941
 Cell - 845-781-6302 ~ Office - 845-928-6500 ext. 1
 E-mail: nyinfo@mbcorpre.com ~ On the Web: WWW.MBCORPRE.com

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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

CERTIFIED DRIVE



+1-3,150 SF

Hudson
Furniture
& Mattress



333 Route 211, Middletown, NY



333 Rte. 211 E
Middletown, NY

Space Available
+/-3,150 SF

Hudson
Furniture &
Mattress

Cosmo
Pro

SETH WILLIAMS PLATES

RE/MAX

RE/MAX

RE/MAX

RE/MAX