

20 Industrial Pl
Middletown, NY 10940

INDUSTRIAL BUILDING FOR LEASE



\$7 Per Sq. Ft.



CONTACT OUR
COMMERCIAL
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Property Details

On the Records:
22-28 & 26-32 Industrial Place
SBL: **3-1-3 & 3-1-10**

.....
38,500 Sq. Ft.

.....
Total Lot - 3 Acres

.....
2 Loading Docks
Possibility to Have 4 Docks

.....
13 & 14 Ft Ceiling Heights

.....
High Power

.....
Zoning: I-2 Heavy Industrial

Many Uses Possible, Including
Warehousing, Manufacturing,
Distribution, Outside Storage, Truck
Terminal, Etc.

.....
Lease Type: Modified Gross

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Lot Size: 3 Acres

**The Property Spans a
Total of 3 Acres, Making
It Perfect For Additional
Outdoor Storage and
Parking!**



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Loading Docks



Possibility of Having 4 Loading Docks

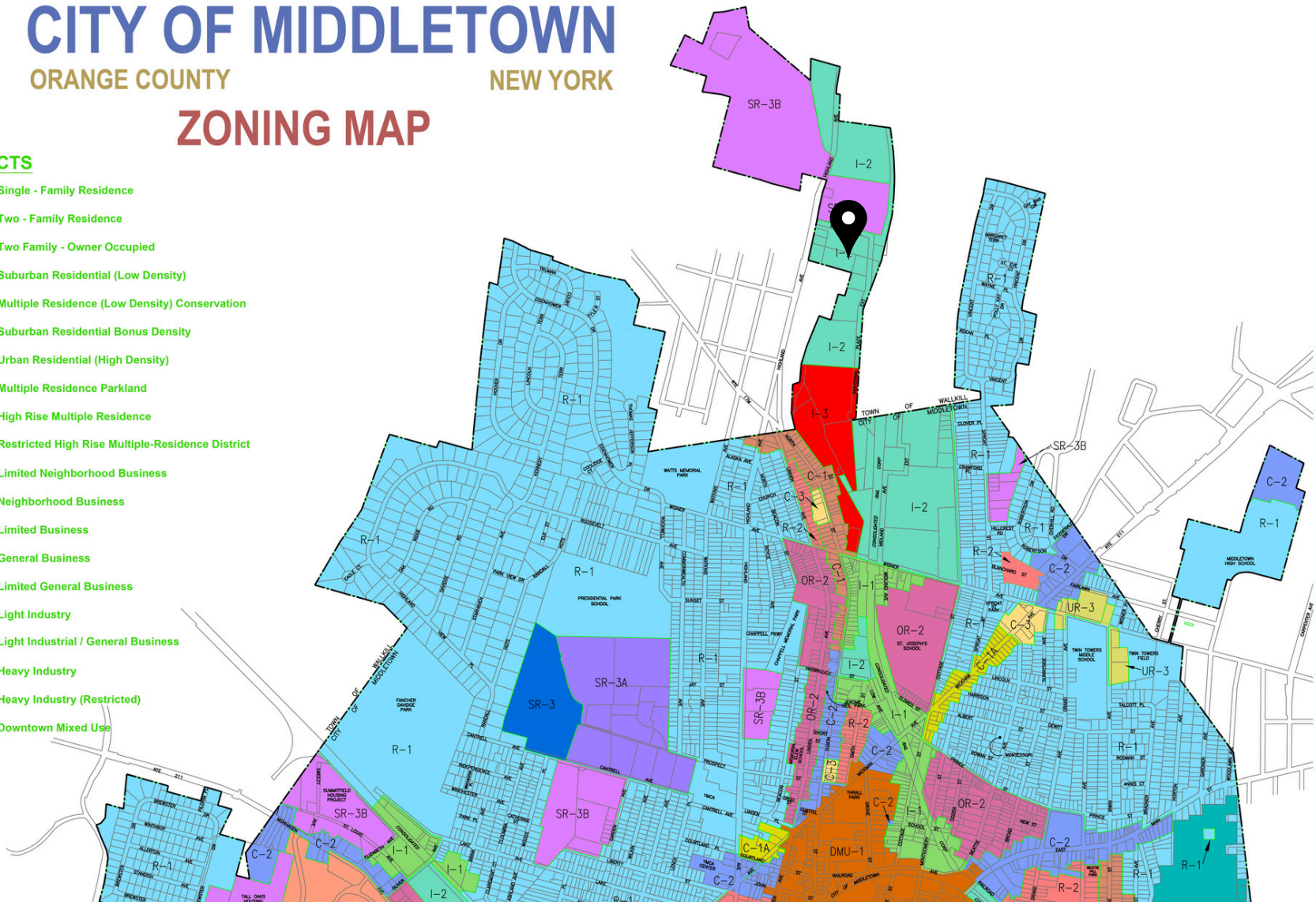
CITY OF MIDDLETOWN

ORANGE COUNTY NEW YORK

ZONING MAP

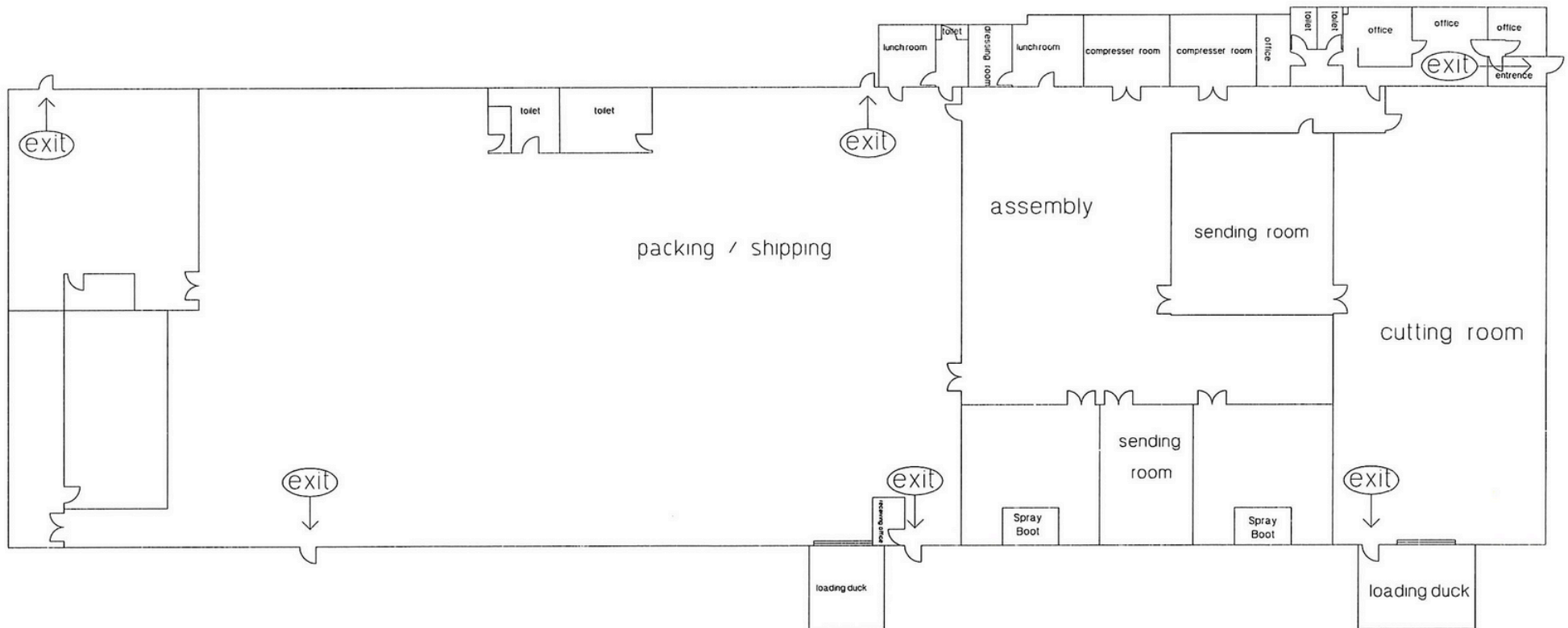
DISTRICTS

- R-1 Single - Family Residence
- R-2 Two - Family Residence
- OR-2 Two Family - Owner Occupied
- SR-3 Suburban Residential (Low Density)
- SR-3A Multiple Residence (Low Density) Conservation
- SR-3B Suburban Residential Bonus Density
- UR-3 Urban Residential (High Density)
- UR-3A Multiple Residence Parkland
- R-4 High Rise Multiple Residence
- R-4A Restricted High Rise Multiple-Residence District
- C-1A Limited Neighborhood Business
- C-1 Neighborhood Business
- C-2 Limited Business
- C-3 General Business
- C-3A Limited General Business
- I-1 Light Industry
- I-1A Light Industrial / General Business
- I-2 Heavy Industry
- I-3 Heavy Industry (Restricted)
- DMU-1 Downtown Mixed Use



§ 475-25. I-2 Heavy Industrial Districts.

- A. Permitted and accessory uses. None.
- B. Uses requiring issuance of both a special use permit and site plan approval by the Planning Board.
- (1) The manufacture and maintenance of electric and neon signs, billboards, commercial advertising structures and light sheet-metal products.
 - (2) The manufacture and maintenance of electrical and electronic equipment, instruments or appliances.
 - (3) Automobile painting, rebuilding or reconditioning (automobile body shops), tire retreading or recapping and battery manufacturing.
 - (4) Blacksmith shop or machine shop and steel-fabricating shops.
 - (5) Distribution plant for retail goods, ice and cold storage plant, or bottling plant.
 - (6) Commercial laundry and general cleaning services, including carpet and rug cleaning.
 - (7) Wholesale business, storage buildings and warehouses, but excluding self-storage facilities, except in that area south and east of the Middletown New Jersey railroad line in the I-2 Zoning District bisected by Dolson Avenue in the southern portion of the City. **[Amended 6-13-2005]**
 - (8) The manufacturing of plastic and plastic products or manufacturing of similar nonferrous products.
 - (9) Veterinary offices or dog or cat hospitals and kennels.
 - (10) Photoengraving, lithographers or similar uses requiring offset press.
 - (11) Building material sales yard, including the sale of rock, sand, gravel and similar materials as an incidental part of the main business, but excluding concrete mixing.
 - (12) Contractor equipment storage yard or plant and retail sales of equipment commonly used by contractors.
 - (13) Freightage or trucking yard or terminal.
 - (14) Lumberyard and retail sales of lumber materials, including incidental millwork.
 - (15) Plumbing or sheet-metal shop.
 - (16) Small boat building, storage and retail sales.
 - (17) Stone monument works.
 - (18) Manufacturing, compounding, processing, packaging or treatment of such products as toiletries, cosmetics, perfumes, and flavorings, including the intermediate ingredients or materials required to produce these items.
 - (19) The manufacture, compounding, processing, packaging or treatment of such products as candy, pharmaceuticals and food, including meat (but excluding fish products), sauerkraut, vinegar, yeast and the rendering of fats and oils, and large-scale bleaching and dyeing establishments.
 - (20) The manufacture of carbonic ice, including its processing and distribution.
 - (21) Any manufacturing use involving primary production from raw materials, or any use involving the conversion or recycling of materials into other usable products.
 - (22) Railroad yards and freight stations.
 - (23) Printing plants.
 - (24) Public garages.
 - (25) Bus terminals and taxi stands.
 - (26) Feed and fuel yards, including the storage of petroleum products.
 - (27) Offices for the following:
 - (a) Accountant.
 - (b) Architect.
 - (c) Bond and loan companies.
 - (d) Engineers and surveyors.
 - (e) Insurance.
 - (f) Lawyer.
 - (g) Medical/dental practitioners.
 - (h) Real estate.
 - (i) Stock brokerage companies.
 - (j) Business offices and offices for philanthropic and charitable institutions and necessary business activities related thereto, such activities to be limited by the terms of the authorization granted.
 - (28) Executive offices and operating facilities for communication companies, and antenna, antenna accessory structures, towers and buildings used in connection with personal wireless services, as set forth more fully in § 475-43.
 - (29) Movie and musical production facilities and similar uses, but excluding nightclubs, bars, theaters and other places of public assembly. **[Added 11-2-2015]**
- C. Uses prohibited. All uses of land, building and structures or industrial processes or junkyards that may be noxious or injurious by reason of the production or emission of dust, smoke, refuse matter, odor, gas fumes, fumes, noise, vibration or similar substances or conditions,



Ideal Manufacturing Building!

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Exterior Photos



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Interior Photos

