

80 Black Meadow Rd  
Chester, NY 10918

## 12,500 SF WAREHOUSE FOR SALE / LEASE



**Sale Price: \$1,725,000.00 — Lease Rate: \$12 per sq. ft. Modified Gross**



CONTACT OUR  
COMMERCIAL  
TEAM LEADER:

Abraham Lowy  
845.782.0205 #3  
[sales@mkcommercials.com](mailto:sales@mkcommercials.com)



80 Black Meadow Rd  
Chester, NY 10918

**Excellent Warehouse Space!**



## Property Details

Asking Price:	\$1,725,000
Lease Rate:	\$12 Per Sq. Ft. MG
Tax ID:	332289.006.000-0001-014.100/0000
SBL:	6-1-14.1
Assessment:	\$309,500
Taxes 2024:	\$18,723
Main Building Sq. Ft:	10,600
Rear Building Sq. Ft.	1,800
Lot Size:	1.7 Acres
Ceiling Height:	12'-15'.5
Features:	4 Drive-Ins / 1 Loading Dock
Zoning:	IP, Industrial Park
Utilities:	Central AC & Heating, 600 Amps, Septic & Well

## Property Description

Don't miss this opportunity! Discover an exceptional industrial opportunity at 80 Black Meadow Road in the heart of Chester Industrial Park.

Property spans over 1.7 acres and features two well-maintained structures, including a main building with full AC—perfect for businesses requiring temperature-controlled warehousing—and an additional 1,800 sq. ft. rear building. Totaling 12,400 Sq. Ft.

With a loading dock, four drive-in doors, 600 AMPS, ceiling heights of 12-15.5 feet, and a strategic location adjacent to rail tracks, this site is ideal for a wide range of businesses.

Its prime location makes it a smart investment for those seeking versatility, functionality, and excellent access. Schedule your showing today!

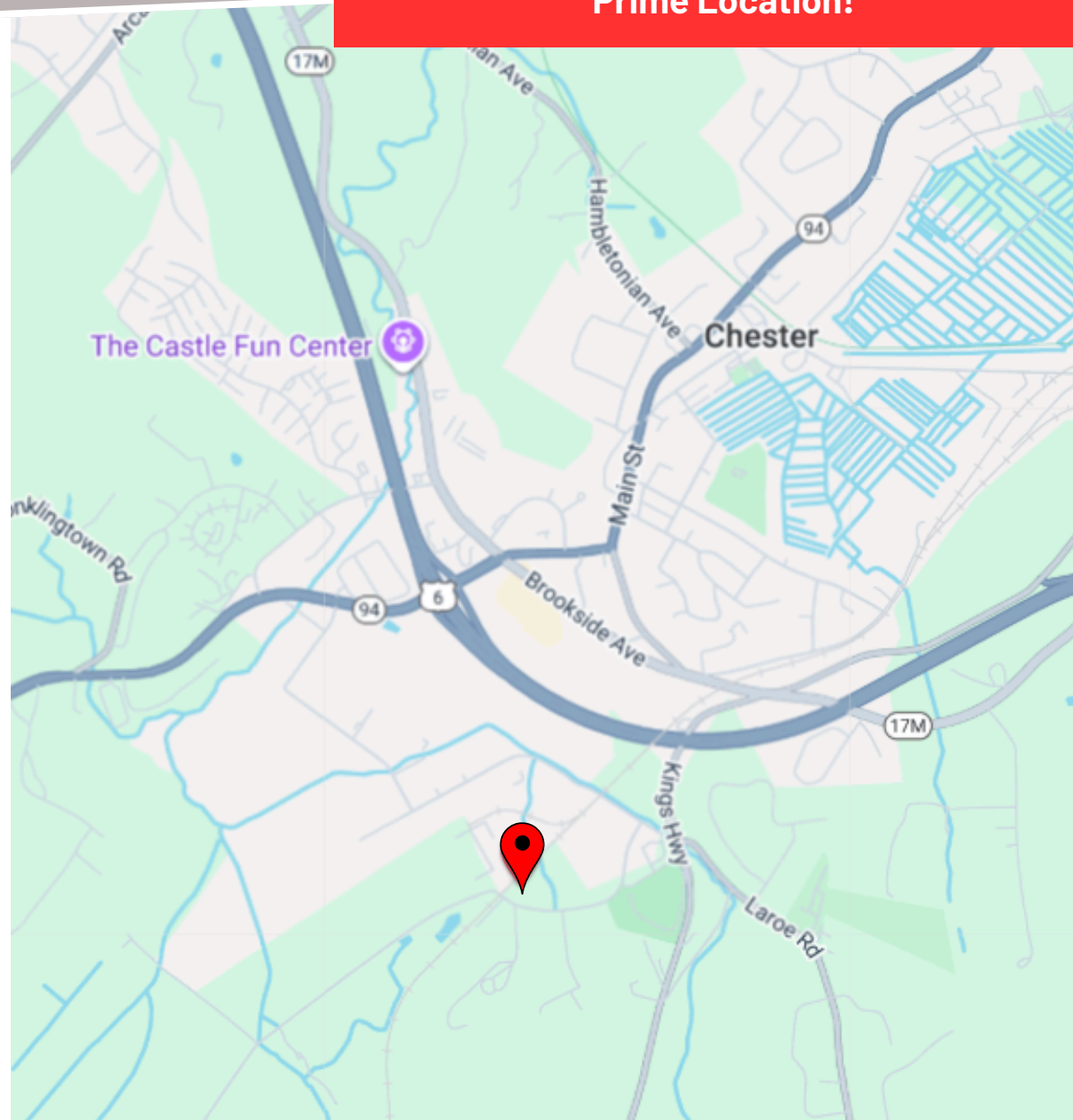
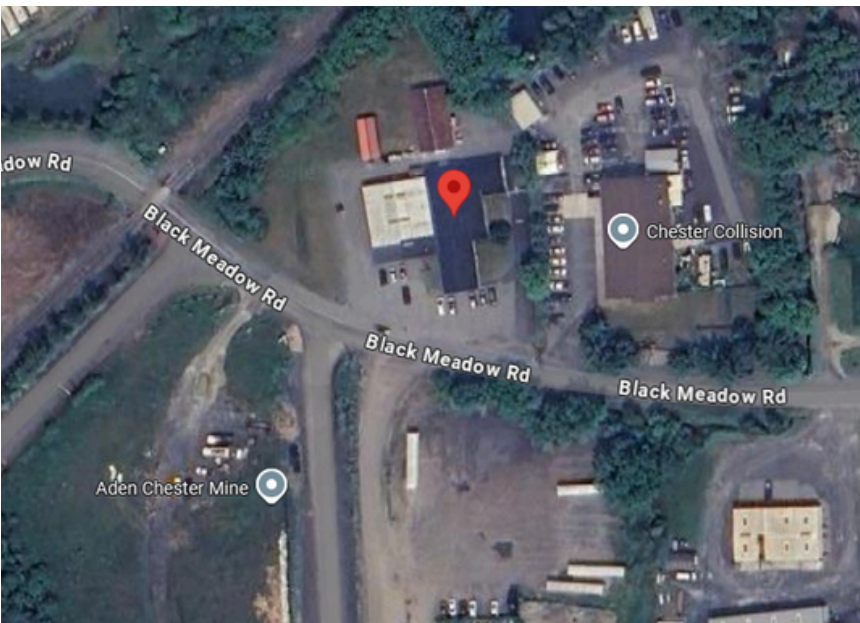


80 Black Meadow Rd  
Chester, NY 10918

**Prime Location!**



**Strategic Location Adjacent to Rail Tracks!**





80 Black Meadow Rd  
Chester, NY 10918

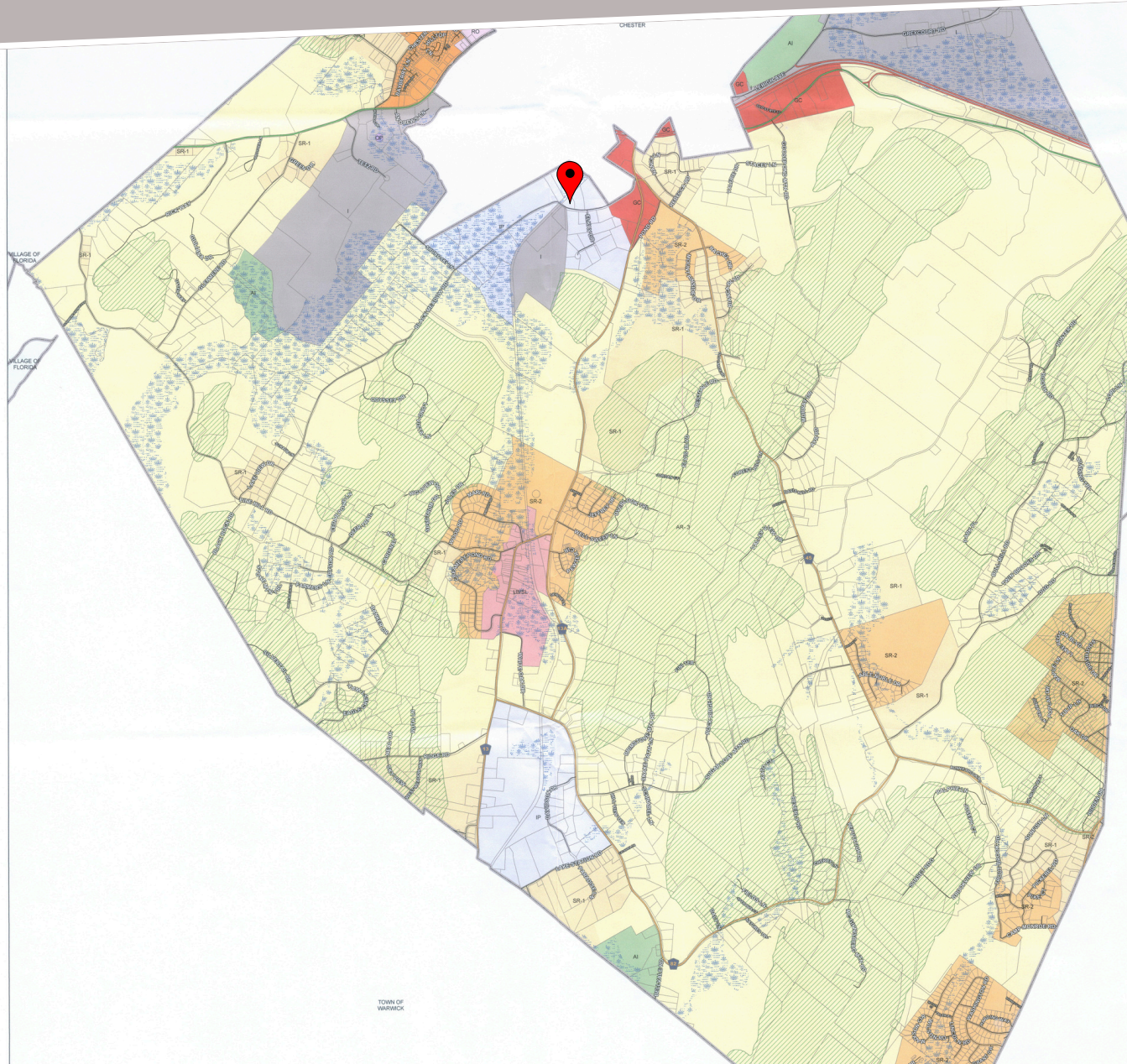
**Lot Size: 1.7 Acres**





80 Black Meadow Rd  
Chester, NY 10918

## Zoning: IP, Industrial Park



Municipal Boundary

### Roads

- Interstate
- Federal Highway
- State Route
- County Road
- Local Road

### Zoning Districts

- Municipal Boundary
- AR-3-Agricultural-Residential District
- SR-1-Suburban Residential District
- SR-2-Suburban Residential District
- SR-6-Suburban Residential District
- RO-Residence Office District
- LB/SL-Local Business District (Sugar Loaf)
- LB-Local Business District
- GC-General Commercial District
- OP-Office Park District
- IP-Industrial Park District
- I-Industrial District
- AI-Agri-Industry District

### Overlay Districts

- Flood Plains and Ponding Area Environmental Overlay
- Ridge Preservation Overlay

0 1 2 Miles



CHESTER CODE

Town of Chester

IP District

Schedule of Use and Area Requirements

[Amended 6-7-2005 by L.L. No. 2-2005; 3-6-2007 by L.L. No. 4-2007; 9-9-2008 by L.L. No. 4-2008; 9-27-2017 by L.L. No. 1-2017]

Permitted Uses	Uses Requiring Site Plan Approval	Accessory Uses	Minimum Lot		Minimum Required Yards (feet)				Maximum Building Height (feet)	Maximum Percentage of Building Coverage
			Area (acres)	Width (feet)	Front	One Side	Total Side	Rear		
	1. Office buildings for business, research and professional use. 2. Bed-and-breakfast inns per § 98-29.	1. Customary accessory uses, including parking and loading facilities as required pursuant to § 98-22 and signs pursuant to § 98-21.	2	200	50	50	100	50	45	40%
1. Single-family dwellings already in existence before May 2003. 2. Municipal buildings and uses, including fire stations, offices, libraries, parks, museums, passenger transportation depot or station, etc.	3. Day-care centers and nursery schools per § 98-29. 4. Schools, vocational. 5. Automotive repair garage; <sup>2</sup> see § 98-29. 6. Commercial indoor recreation; health and fitness facilities.	2. Caretaker's or watchman's dwelling only as accessory to a commercial or industrial use as may be specifically allowed by the Planning Board at the time of site plan approval of the primary use or amendment thereto. 3. Schools, vocational, relating to an industrial use on the premises.	1	150	60	20	5	50	35	
	7. Self-service storage <sup>2</sup> per § 98-29. 8. Wholesale operations of a light industry nature. <sup>2</sup> 9. Fully enclosed warehouse distribution centers. 10. Research facilities, experimental and testing laboratories.	4. Retail showrooms accessory to a wholesale business. 5. Keeping of not more than a total of five dogs or cats over six months of age or two other domestic animals or 25 fowl. 6. Customary home occupations, including (a) family day-care home; (b) group family day-care home, per § 98-29H(2)(a) only for a permitted single-family dwelling.	2+	200	75	70	140	75	45	
			5+	300	100	90	180	100	65	
			40+	500	200	200	400	200	65 to 90 <sup>1</sup>	
	11. Newspaper and printing establishments. 12. Light industrial uses, <sup>2</sup> including manufacturing, assembly, converting, packaging, altering, finishing, cleaning or any other processing of materials involving the use of only oil, gas, electricity or the equivalent.		2	200	60	50	100	50	45	
	13. Public utility structures and rights-of-way per § 98-29.		As required by the appropriate regulatory agency.							
	14. Commercial lumbering (saw mill operations). <sup>2</sup>		3	300	100	50	100	50	35	25
	15. Small-scale solar energy systems per § 98-40D.									
	16. Large-scale solar energy systems per § 98-40E.									
	17. Utility-scale solar energy systems per § 98-40F.									

**NOTES:**

<sup>1</sup> A building height up to 90 feet is allowed only with Town Board authorization prior to site plan approval.

<sup>2</sup> Uses that allow outdoor storage of goods in this district pursuant to L.L. No. 4-2008.



31 Walnut St  
New Windsor, NY 12553

## Interior Photos

