

31 Walnut St
New Windsor, NY 12553

INDUSTRIAL PROPERTY FOR SALE / LEASE



Sale Price: \$1,599,900.00 — Lease Rate: \$12 per sq. ft. NNN



CONTACT OUR
COMMERCIAL
TEAM LEADER:

Abraham Lowy
845.782.0205 #2
sales@mkcommercials.com

31 Walnut St
New Windsor, NY 12553

Front View of Property

11,000 Sq. Ft. Warehouse



1,144 Sq. Ft. Garage



Property Details

Asking Price:	\$1,599,900
Lease Rate:	\$12 Per Sq. Ft. NNN
Tax ID:	334800.018.000-0004-002.000/0000
SBL:	18-4-2
Assessment:	\$101,000
Taxes 2024:	\$22,104
Warehouse Sq. Ft:	11,000
	Includes Approx. 3,500 Sq. Ft. Office Space
Garage Sq. Ft:	1,144
Total Property Sq. Ft:	12,144
Lot Size:	1.3 Acres
Ceiling Height:	13
Features:	Loading Dock & Drive-In
Zoning:	PI, Planned Industrial

Current Tenants

E & S Machine Inc:

- Leasing a 2,000 sq. ft. Section of the Warehouse
- Monthly Rent: \$3,100 ~ Shares 1/3 of the Electricity Costs

Car Shop:

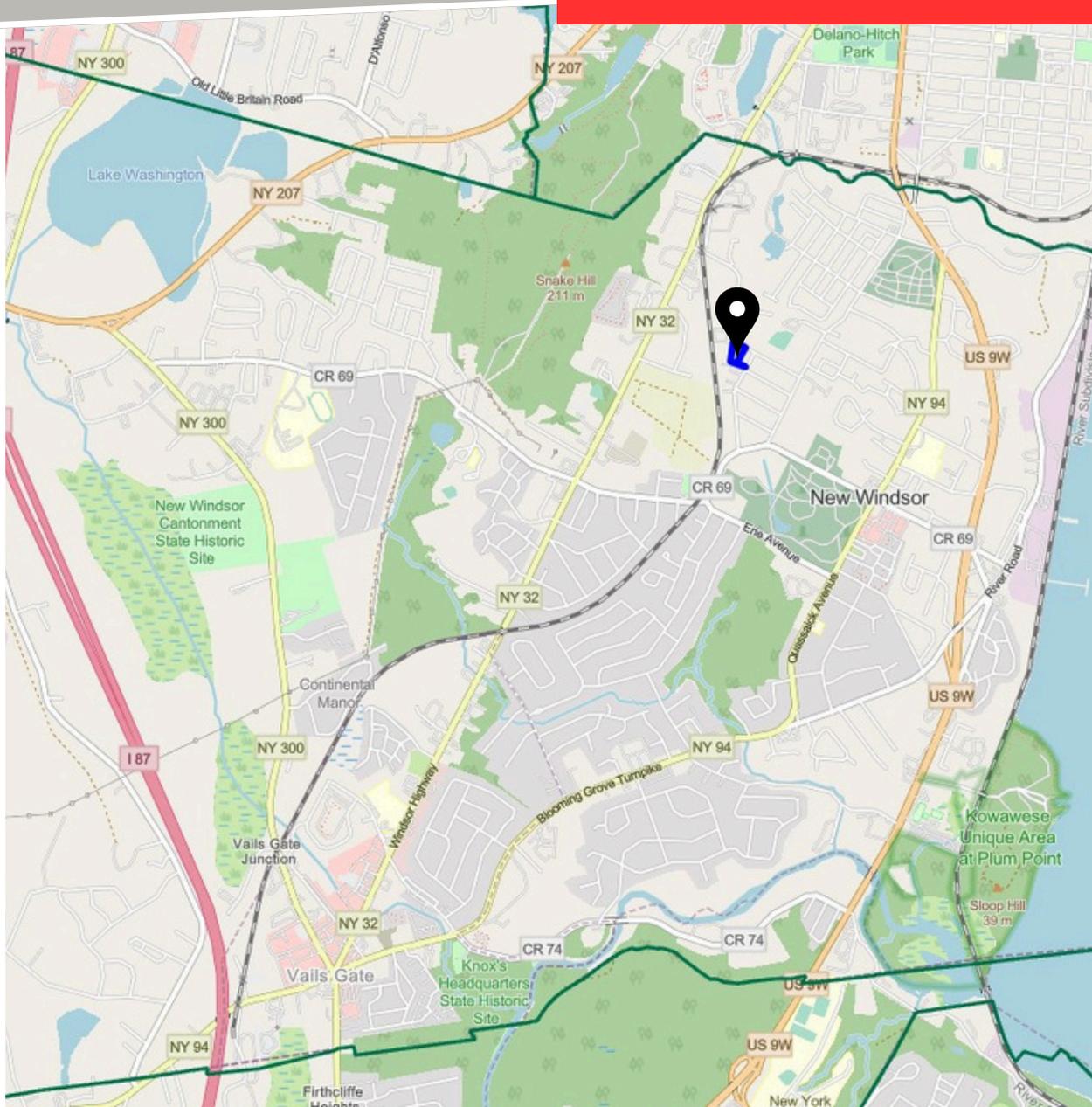
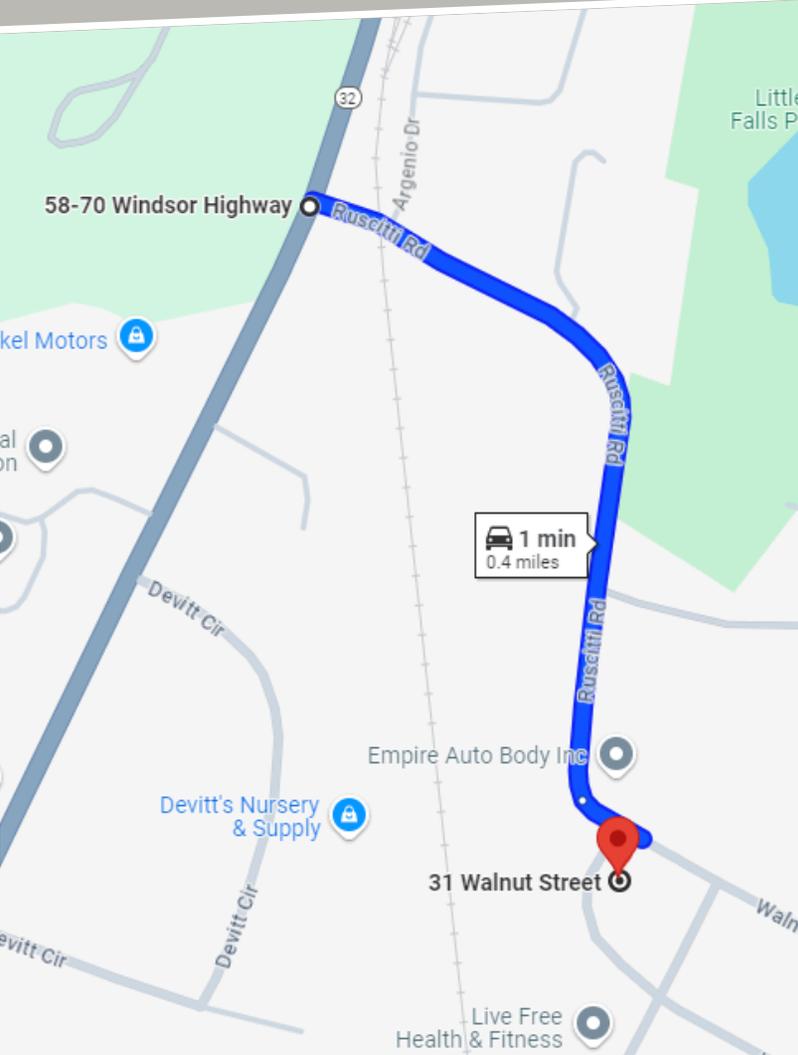
- Leasing the Garage
- Monthly Rent: \$1,650 ~ Responsible for Full Electricity Expenses

Property Highlights

- An outstanding opportunity for an owner-user aiming to grow their business or invest in a prime commercial property!
- This property boasts a convenient location in the Town of New Windsor, right off Route 32!
- The total lot size spans 1.3 acres, offering ample parking spaces!
- Enjoy easy accessibility with a secondary entrance located at the rear of the building!

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Great Location!



Right Off Route 32!



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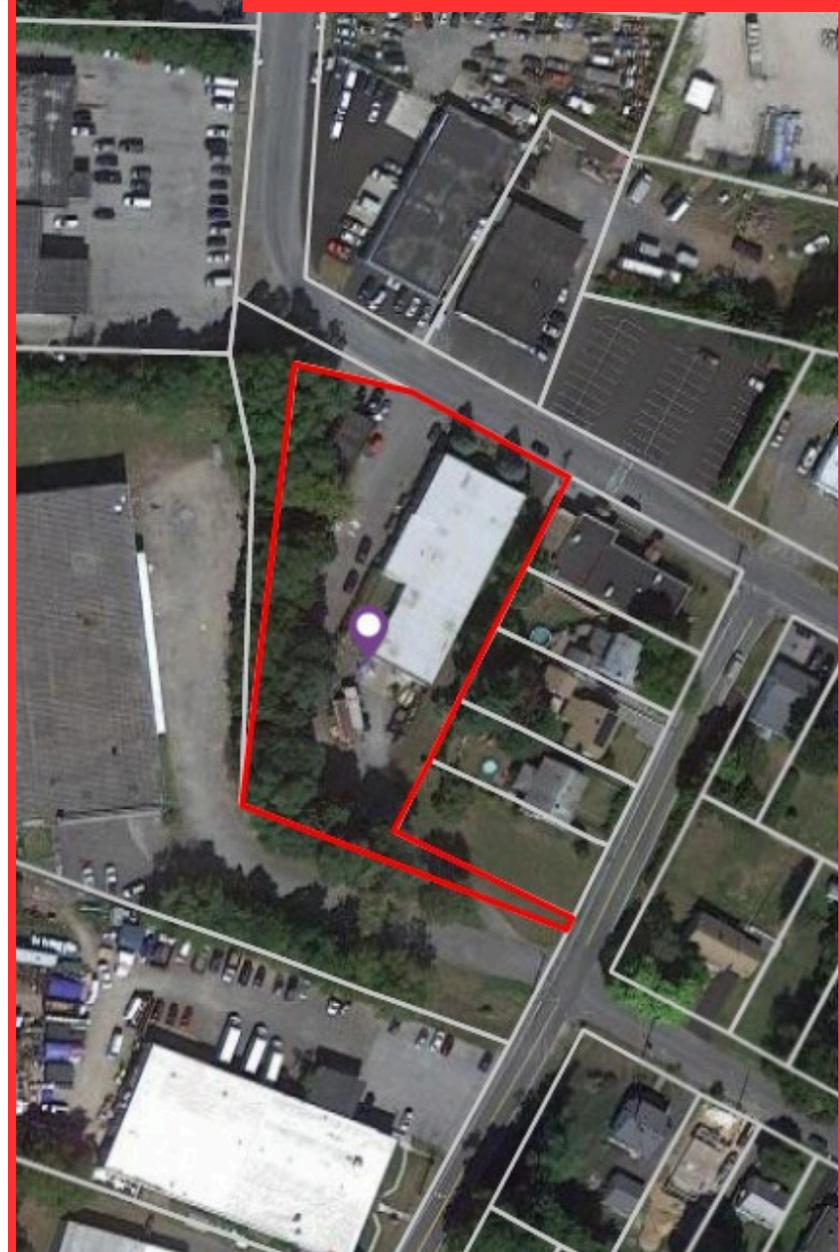
Lot Size: 1.3 Acres



**Lot Offers Ample
Parking Spaces!**



**Enjoy Easy Accessibility
with a Secondary
Entrance Located at the
Rear of the Building!**



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Loading Dock & Drive In

Drive In

Back of Building



Loading Dock

Right Side of Building

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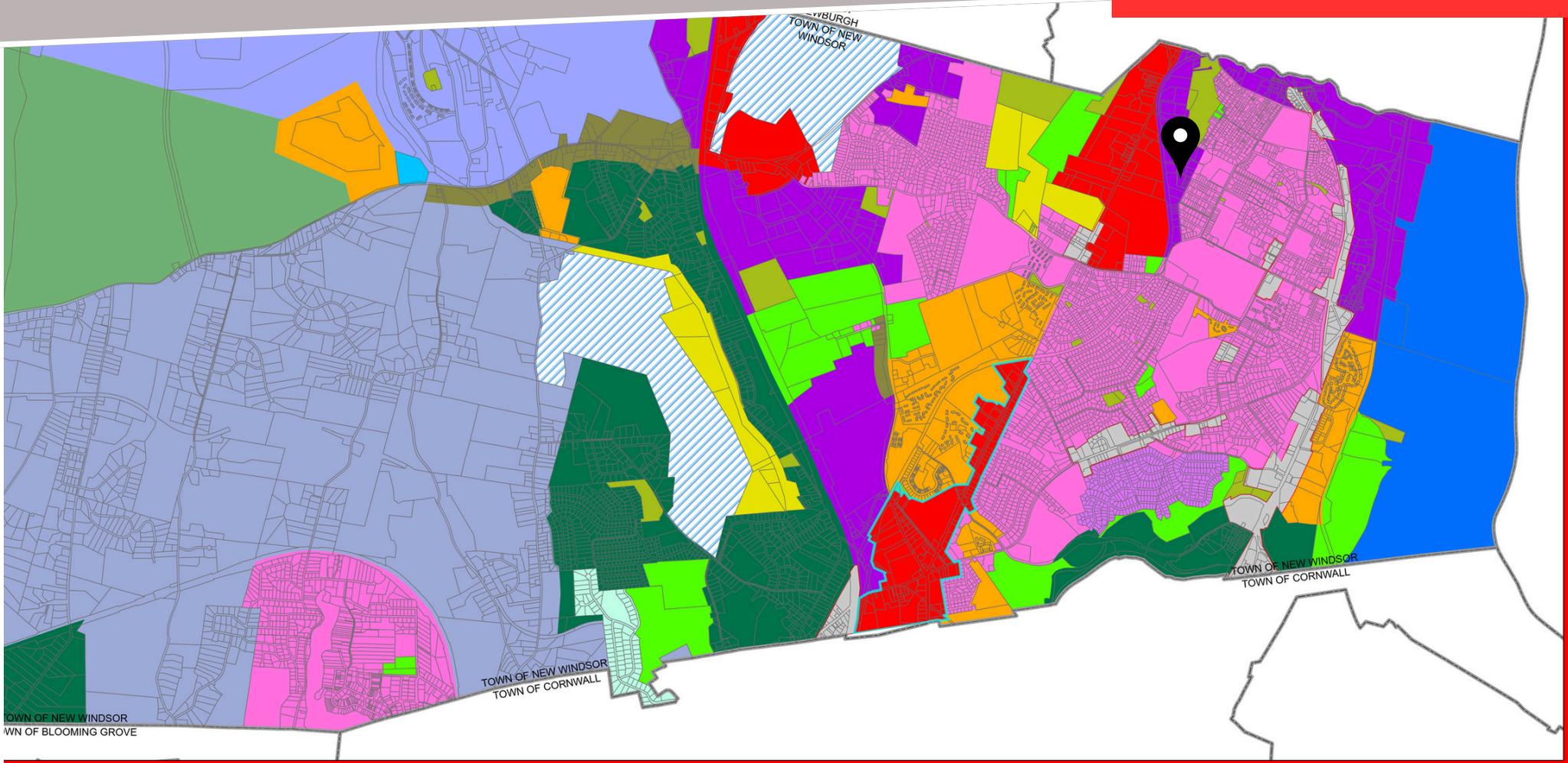
Garage

1,144 Sq. Ft.
2 Drive-ins



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Zoning: PI, Planned Industrial



Zoning Districts

- | | | | | |
|---------------------------------|-----------------------------|-----------------------------|--------------------------------|------------------------|
| CL1, Cluster Open Space | CL-2, Cluster Open Space | Parks | R-4, Suburban Residential | AP, Airport |
| New York State Forrest Preserve | LC, Limited Commercial | R-1, Rural Residential | R-5, Multi-Family Residential | PI, Planned Industrial |
| Hudson River, Hudson River | NC, Neighborhood Commercial | R-2, Open Space Residential | HC, Highway Commercial | MU, Municipal Use |
| WOD, Watershed Overlay | OLI, Office Light Industry | R-3, Suburban Residential | New York State Forest Preserve | |

Orange County Planning Department
 The County of Orange makes no warranty whatsoever as to the accuracy or completeness of any information depicted on this map. Data depicted here may have been developed in cooperation with other County departments, as well as other Federal, State and Local government agencies. The County of Orange hereby disclaims liability for any loss or damage resulting from the use of the information and/or representations contained herein.
 The locations of tax parcel lines are approximate only and are presented solely as a general aid in understanding their approximate location in relation to other mapped features. No reliance whatsoever should be placed on the tax parcel depictions shown herein. The parcel lines are neither intended to be nor are they representations of the County's official tax maps prepared and maintained by the County Real Property Tax Department.
 Map Update: February 17, 2022
 By: V. Fernandez-Rogers



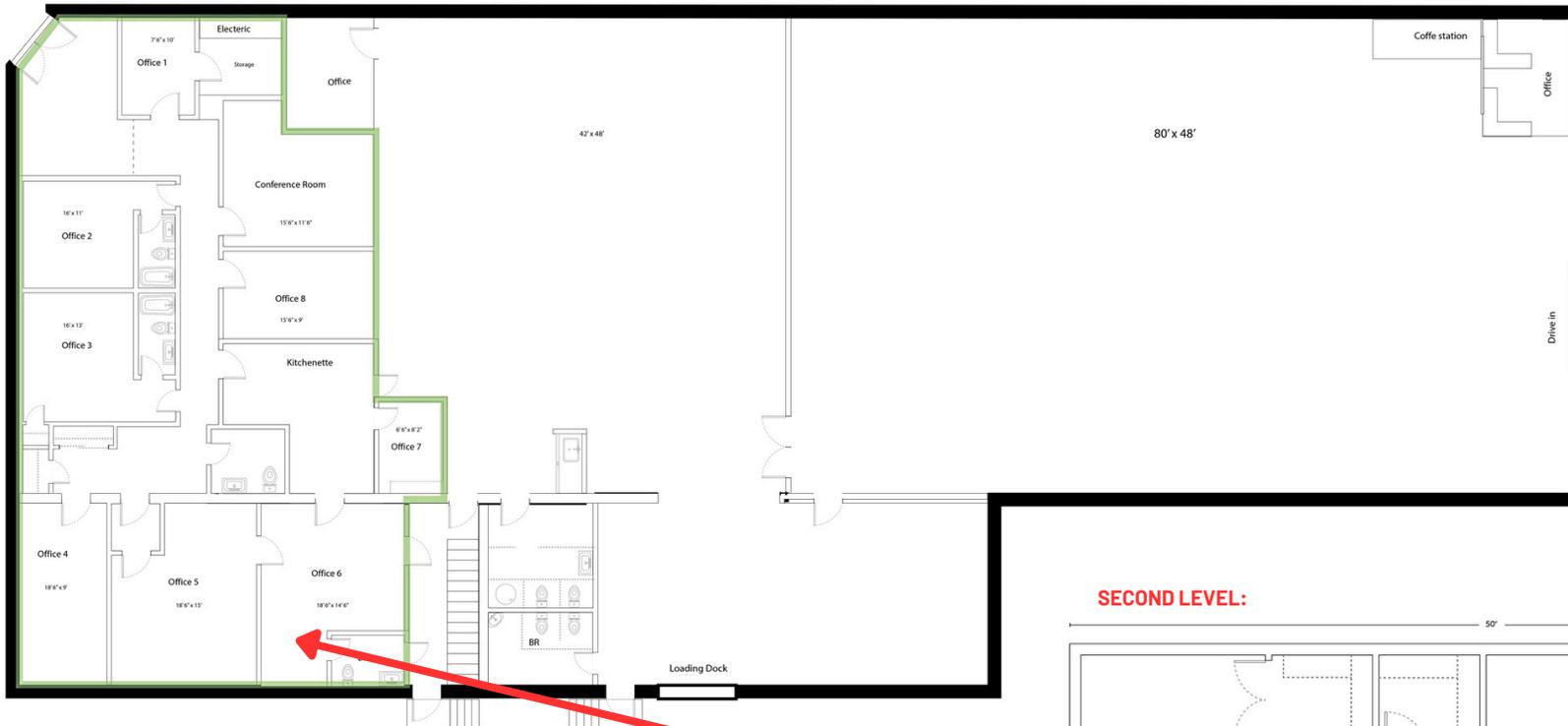
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Town of New Windsor
Planned Industrial (PI)
Table of Use/Bulk Regulations
[Amended 9-7-2016 by L.L. No. 2-2016; 4-7-2021 by L.L. No. 3-2021]

A	B	C	D	E	F	G	H	I	J	K	L
Use Permitted by Right (all uses require Planning Board site plan approval unless otherwise indicated)	Uses Requiring a Special Use Permit (issued by the Planning Board unless otherwise indicated)	Minimum Gross Lot Area (and Net, if provided) (square feet unless otherwise designated)	Minimum Lot Width (feet)	Required Front Yard Depth (feet)	Required Side Yard/Total Both Yards (feet)	Required Rear Yard Depth (feet)	Required Street Frontage (feet)	Maximum Building Height (feet)	Floor Area Ratio	Minimum Livable Floor Area (square feet)	Developmental Coverage (percentage)
1	Trailers for business, office and commercial purposes not exceeding 6 months' duration	40,000	150	50	15/40	20	N/A	12 inches per foot of distance to the nearest lot line	0.6	N/A	60%
2	1 dwelling unit only on any lot for the exclusive use of an attendant, watchman or caretaker employed in connection with any permitted use on said lot										
3	Mini warehouses	40,000	150	50	15/40	20	N/A	12 inches per foot of distance to the nearest lot line	0.6	N/A	85%

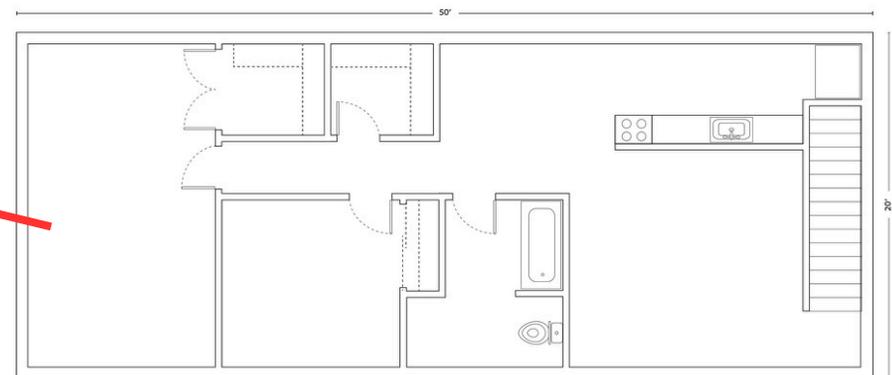
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4	Building and construction material sales and storage with associated equipment storage and incidental servicing of equipment owned by the approved primary user. The Planning Board may require that any outside storage of materials or equipment must be surrounded by a fence or wall of an appropriate height and materials, with height not less than 6 feet nor more than 10 feet.		40,000	150	50	15/40	20	N/A	12 inches per foot of distance of the nearest lot line	0.6	N/A	85%
5		Bulk storage, including warehouses and aboveground oil and gas storage	80,000	200	100	50/110	50	100	12 inches per foot of distance to the nearest lot line	0.6	N/A	85%
6		Manufacture of bricks or concrete blocks										
7	Buildings, structures and uses owned and operated by the Town of New Windsor and other essential services		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
8		Railroad, public utility, radio and television transmission antennas and rights-of-way	(Bulk requirements established by the Planning Board)									
9	Planned industrial development groups		3 acres	300	100	100/200	100	N/A	12 inches per foot of distance to the nearest lot line	0.3	N/A	85%
10		Refuse compacting and recycling centers	10 acres	300	75	30/100	30	50	50	0.4	N/A	85%

FIRST LEVEL



SECOND LEVEL:

Apartment / Office Space



Building Totals: 11,000 Sq. Ft

3,000 Sq. Ft. Office Space:

First Level-2,000 Sq. Ft.

Second Level-1,000 Sq. Ft. (Apt/Office Space)

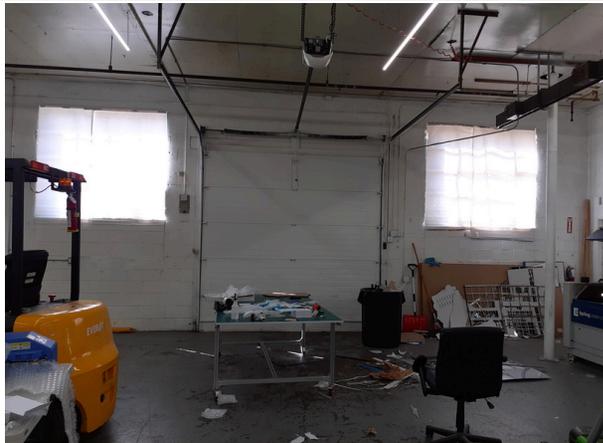
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Exterior Photos



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Interior Photos



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For Lease - Space 1

4,700 Sq. Ft. Space

Drive-In & Loading
Dock

13 Ft. Ceiling Height

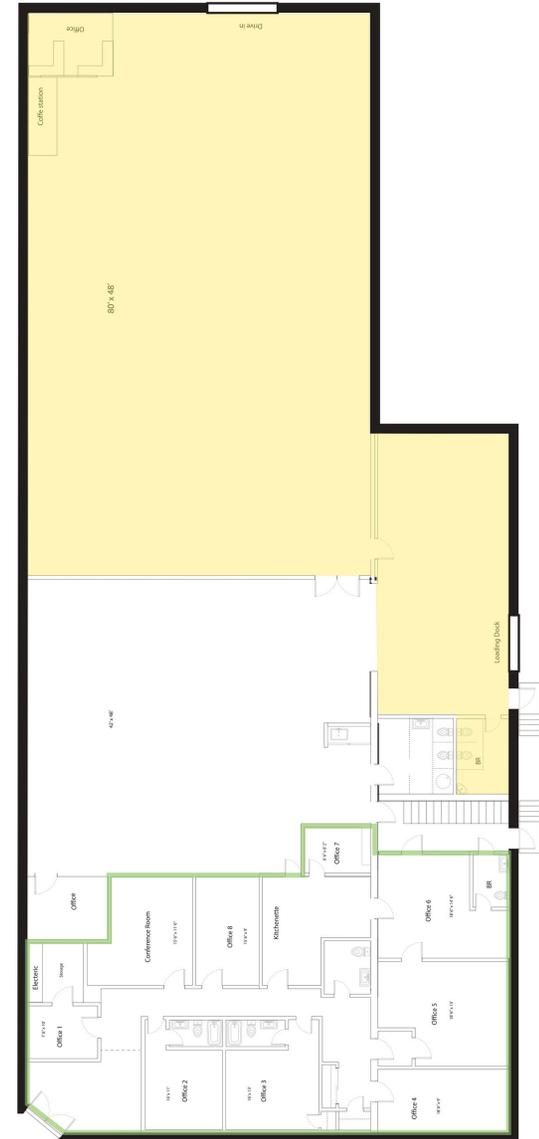
Office Included

Heating & Central AC

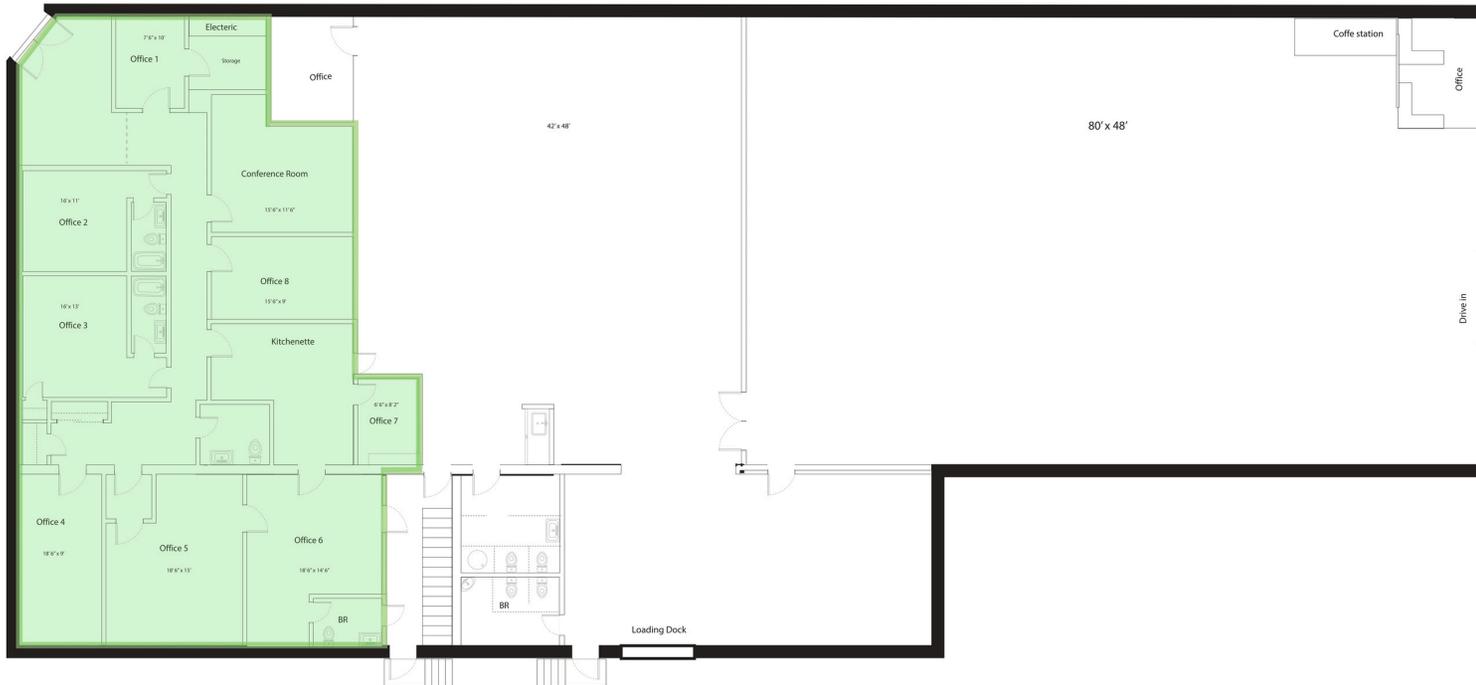
Natural Light

Ample Parking

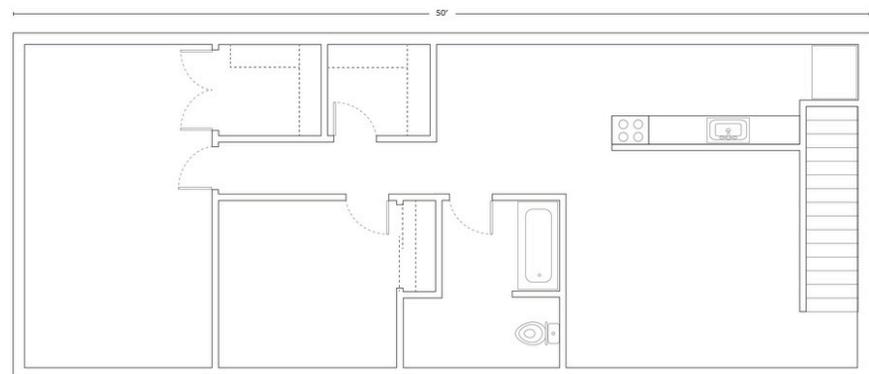
Great for
Manufacturing,
Packaging,
Distribution, etc.



FIRST LEVEL:



SECOND LEVEL:



3,500 Sq. Ft.
Space

11-13 Ft. Ceiling
Height

Heating &
Central AC

Natural Light

Ample Parking

Spread Over 2 Floors

Currently Configured
as Office Space

Owner will Convert It
Into Warehouse Space