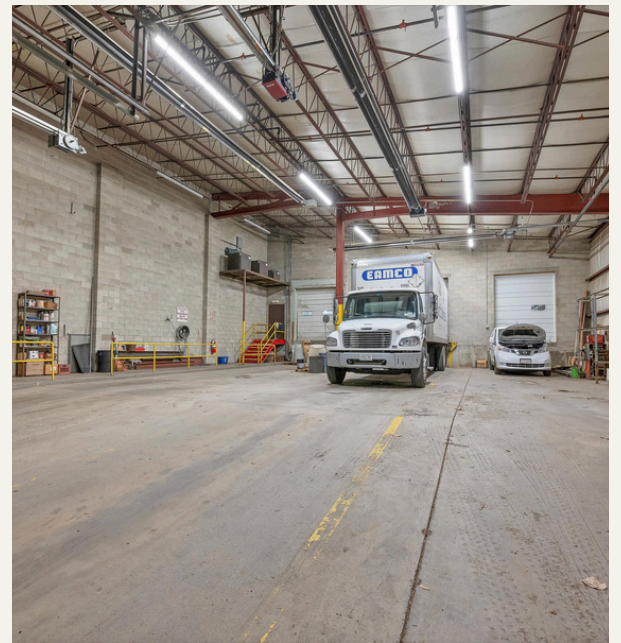


Middletown



WAREHOUSE FOR RENT

50K SF | Warehouse + Office | Immediate Availability

MORE INFORMATION:

\$7.50 SQ FT

📍 11-25 Harding St Middletown, NY 10940

📞 347-986-8508

🌐 grealtyadvisors@gmail.com

50K SF Total with 6,500 SF of Office Space ✓

20' to 37' Clear Ceiling Heights ✓

7 Drive-In Loading Bays (interior heated dock) ✓

Fully Heated & Sprinklered ✓

Available Now | Flexible Lease Terms ✓

Property Overview

This 50,000 square foot industrial facility at 11-25 Harding Street offers a versatile combination of clear-span warehouse space and renovated office space, ideal for logistics, distribution, light manufacturing, or technology infrastructure.

The building is in excellent condition, professionally maintained, and ready for immediate occupancy. With 800 amp, 3-phase electric service and full climate control, the site may also be suitable for data center or cloud-based operations.

Key Features & Location Benefits

<ul style="list-style-type: none">• ±43,000 SF heated clear-span warehouse• ±6,500 SF of climate-controlled office space• 7 drive-in loading bays, including interior heated dock• 20' - 37' clear ceiling heights• 800 Amp, 3-phase electric service (high-load capable)• Fully sprinklered with fire safety systems• Concrete/steel construction on ±2.91 acres• Zoned I-1 – ideal for industrial, tech, or warehousing use• Located in an Opportunity Zone• Ample parking and trailer turnaround space	<ul style="list-style-type: none">• 2.7 miles (6 min) to Interstate 84• 8 miles to NY Route 17 / Future I-86• 20 miles to I-87 (NYS Thruway, Exit 16)• 22 miles to Stewart International Airport• ~75 miles to Port Newark and NYC metro area• Close to NJ and PA state borders• Near proposed 3.2M SF Amazon distribution center• Access to major Northeast trucking corridors• Strong regional labor market• Less congestion than Northern NJ
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Photo Gallery

A look inside and around 11-25 Harding St, Middletown NY

