



FOR SALE

4.0 ACRE INDUSTRIAL / COMMERCIAL LOT

Property Highlights

- Located on Hawkins Drive in the Town of Montgomery across from Shop-Rite anchored shopping center and adjacent to existing and planned industrial buildings.
- Quick access to Interstate 84 (I-84) – only ½ mile to Exit 28. 10-minute (8.5 miles) drive to Interstate 87 (NYS Thruway) Exit 17 in Newburgh.
- Zoned “B-1 Regional Commercial” which offers a wide range of uses including hotel, commercial, and industrial. Click [HERE](#) for Zoning regulations.
- Access to municipal water and sewer, and natural gas.
- See page 3 for sample concept site plan for 39,500 sq. ft. multi-tenant industrial building. Many other configurations possible.

SALE PRICE: \$880,000

EXCLUSIVE CONTACT

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Location/Traffic Highlights:

1/2 Miles from Exit 28, I-84:

- 54,036 AADT
- 10,397 AADT (Truck)

8.5 Miles from Exit 17, I-87:

- 39,883 AADT
- 7,301 AADT (Truck)

75 miles from New York City



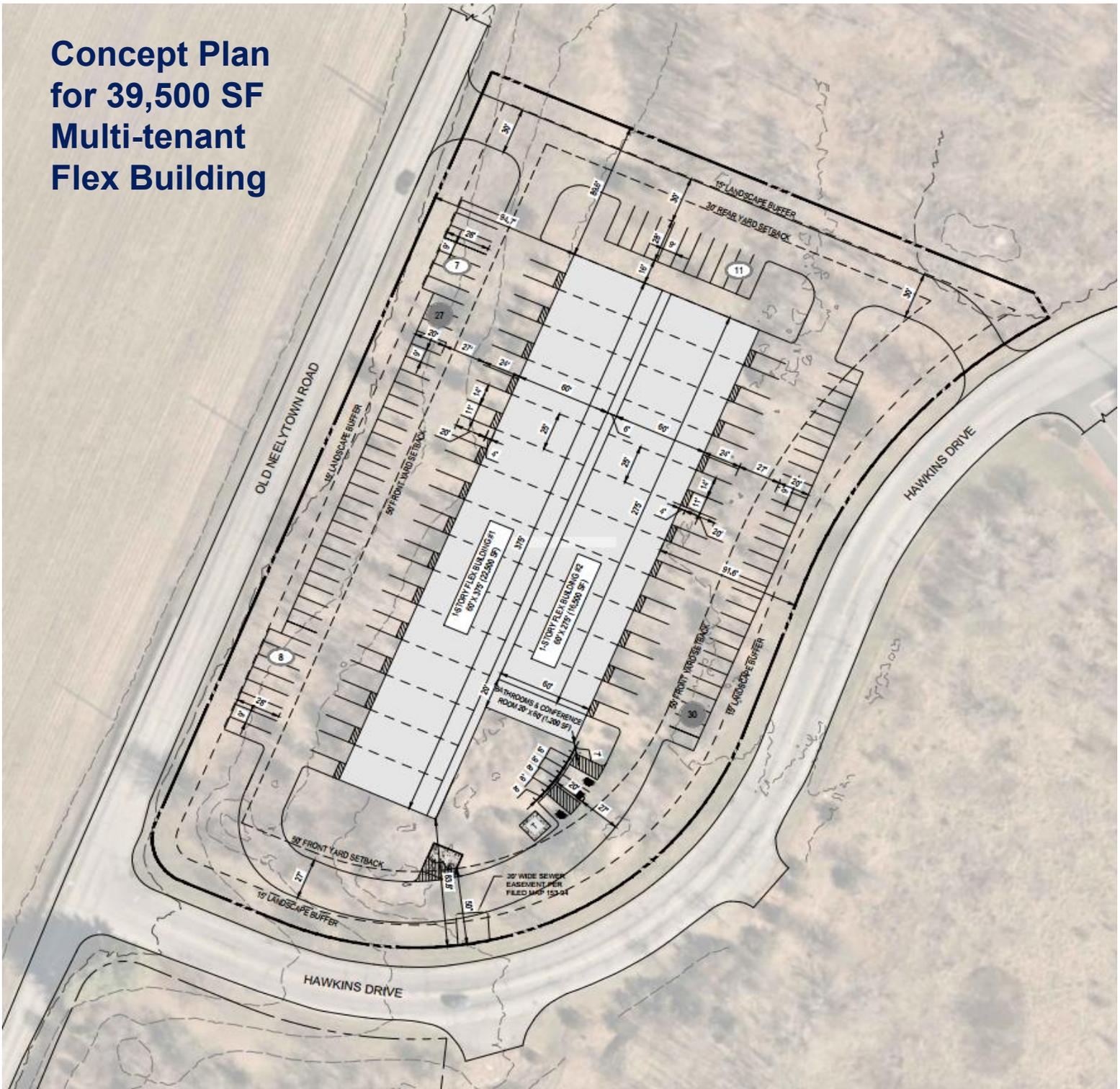
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**Concept Plan
 for 39,500 SF
 Multi-tenant
 Flex Building**



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REGIONAL MAP



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