

FOR LEASE

# 22 US HIGHWAY 6

22 U.S. 6, PORT JERVIS, NY 12771

COMMERCIAL  
REAL  
ESTATE  
DIVISION



FOR LEASE

**KW COMMERCIAL | HUDSON VALLEY**  
9 Bert Crawford Road  
Middletown, NY 10940

Each Office Independently Owned and Operated



**JOHN COLADONATO**  
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# PROPERTY SUMMARY

22 U.S. 6



## Property Summary

Price:	\$15/Sq ft
Sqft Total:	25,042
Parking:	140 On-Site
Zone:	IB

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**Property Overview** Ideal retail or office location with direct access to I-84, located in the Town of Deerpark's Interstate Business Zone, offering high visibility and easy on/off highway access at the exit ramp. Up to 18,000 SF is available for immediate occupancy, with an additional 7,000 SF of unfinished basement space offering income potential, including a finished 4,000 SF former karate studio. The property features a passenger elevator for anchor tenant use, 140 existing parking spaces, and a strong daily traffic count of 30,919 on I-84. Zoned for Interstate Business, this space is well-suited for a fitness center, urgent care or healthcare offices, daycare, or educational facility. The floor load capacity is 12. Perfect opportunity for an investor or owner-user to take this property to the next level.

## Location Overview

Located at 22 US Route 6 in Port Jervis, NY, this commercial property sits in a prime IB (Interchange Business) zone, offering strategic advantages for investors and business owners alike. Positioned along a major thoroughfare with high visibility and easy access to I-84, this location serves as a key gateway between New York, New Jersey, and Pennsylvania. The area is experiencing steady economic growth, supported by increasing local development, a strong commuter presence, and proximity to the Port Jervis Transportation Center, which provides direct access to NYC via NJ Transit. Investors will benefit from the area's supportive business climate, ample customer base, and long-term potential for appreciation in one of Orange County's most connected and opportunity-rich corridors.

# PROPERTY PHOTOS

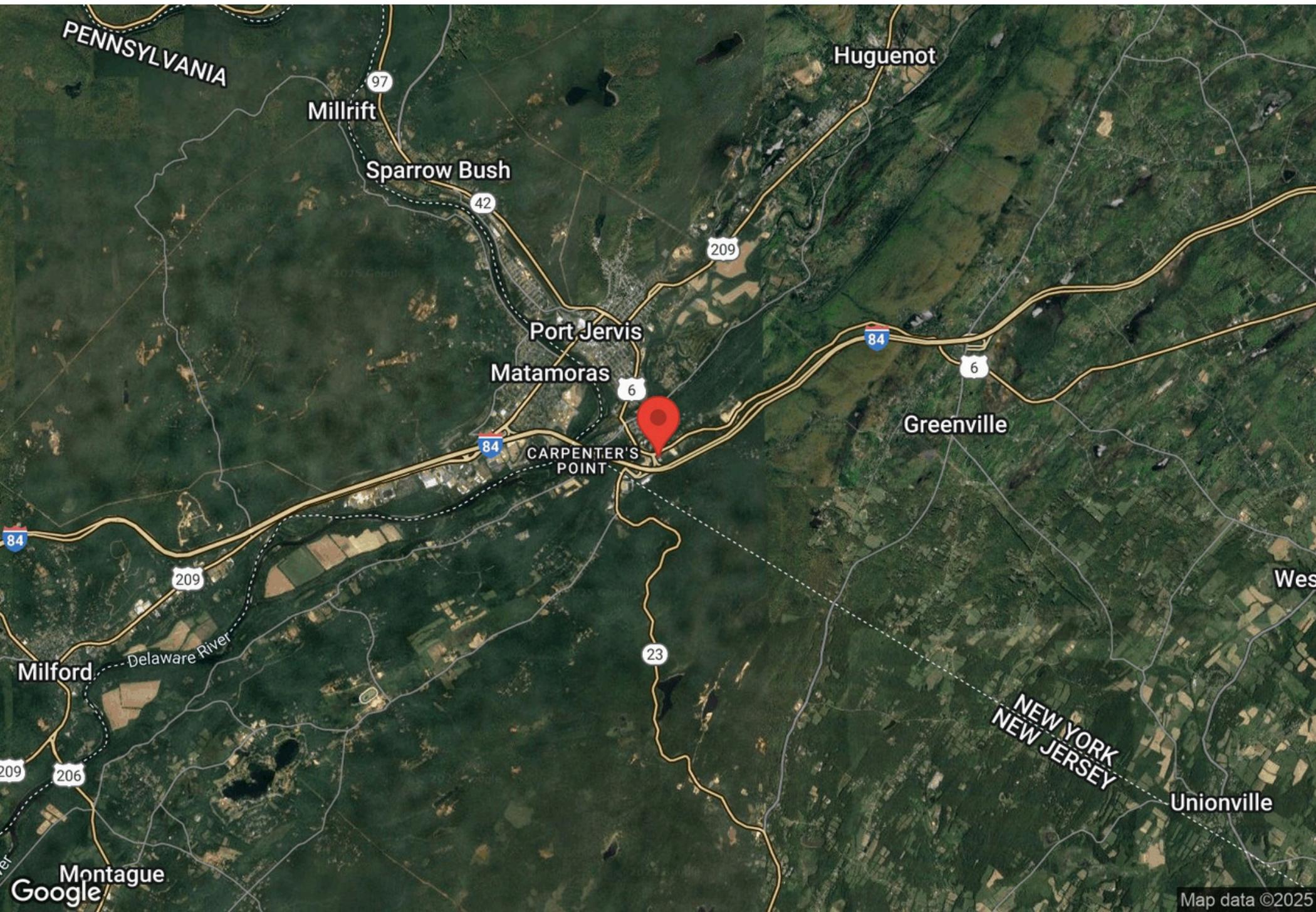
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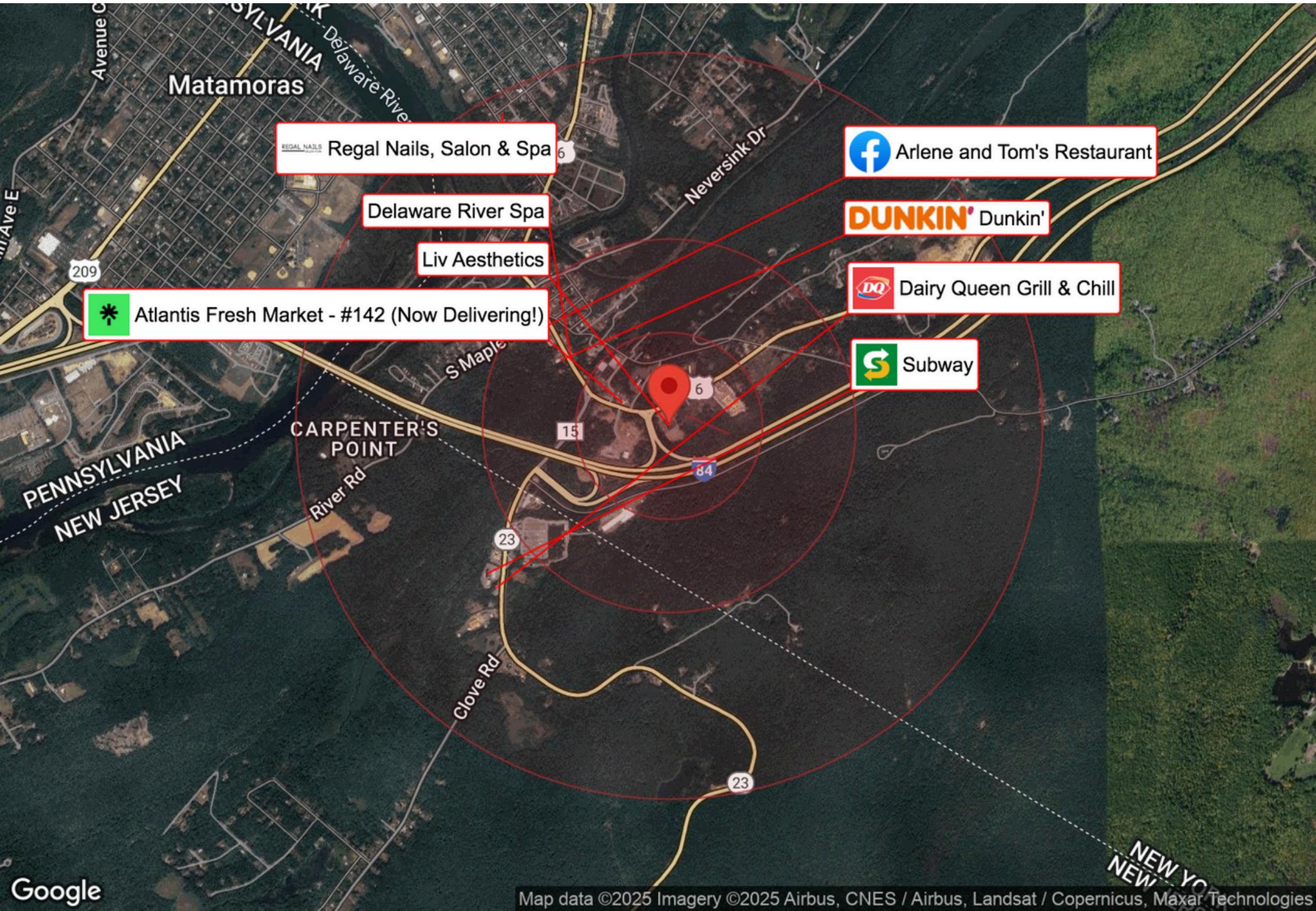
# REGIONAL MAP

22 U.S. 6



# BUSINESS MAP

22 U.S. 6



## DISCLAIMER

22 U.S. 6

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