



98 Scobie Dr

98 Scobie Dr, Newburgh, NY 12550

Andrew Edwards
501 S 5th St, Richmond, VA 23219
aedwards1@costar.com
(201) 561-7865 Ext: 6805

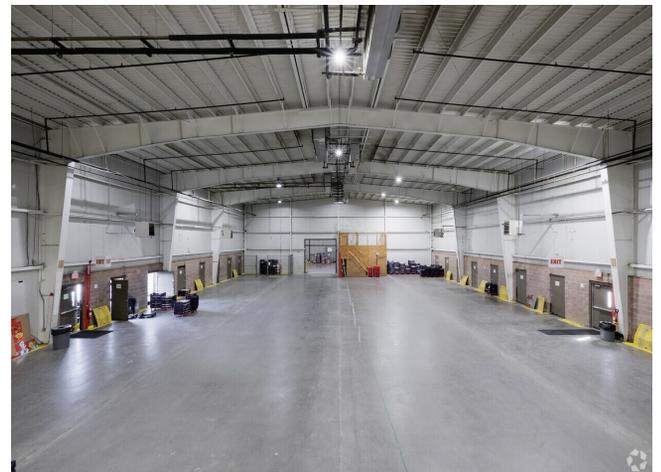


98 Scobie Dr

Upon Request

This property is situated in a highly sought-after location within the Hudson Valley region, this property offers prime access to major transportation routes, making it an ideal choice for businesses seeking a well-positioned facility for manufacturing, distribution, and warehousing operations. The warehouse is a Grade A class facility with 30 docks for box trucks and 4 trailer-height docks. It's ready to move in, with every detail in great condition and a clean space. It's also located next to the highway with plenty of parking....

- Convenient access to major highways, as well as proximity to the New York State Thruway, providing ease of transportation thro
- Generous lot size with ample parking and secure fence outdoor storage capacity
- This property is Grade A, super clean, and maintained.



Rental Rate:	Upon Request
--------------	--------------

Min. Divisible:	10,000 SF
-----------------	-----------

Property Type:	Industrial
----------------	------------

Property Subtype:	Distribution
-------------------	--------------

Rentable Building Area:	25,790 SF
-------------------------	-----------

Year Built:	1987
-------------	------

Rental Rate Mo:	Upon Request
-----------------	--------------

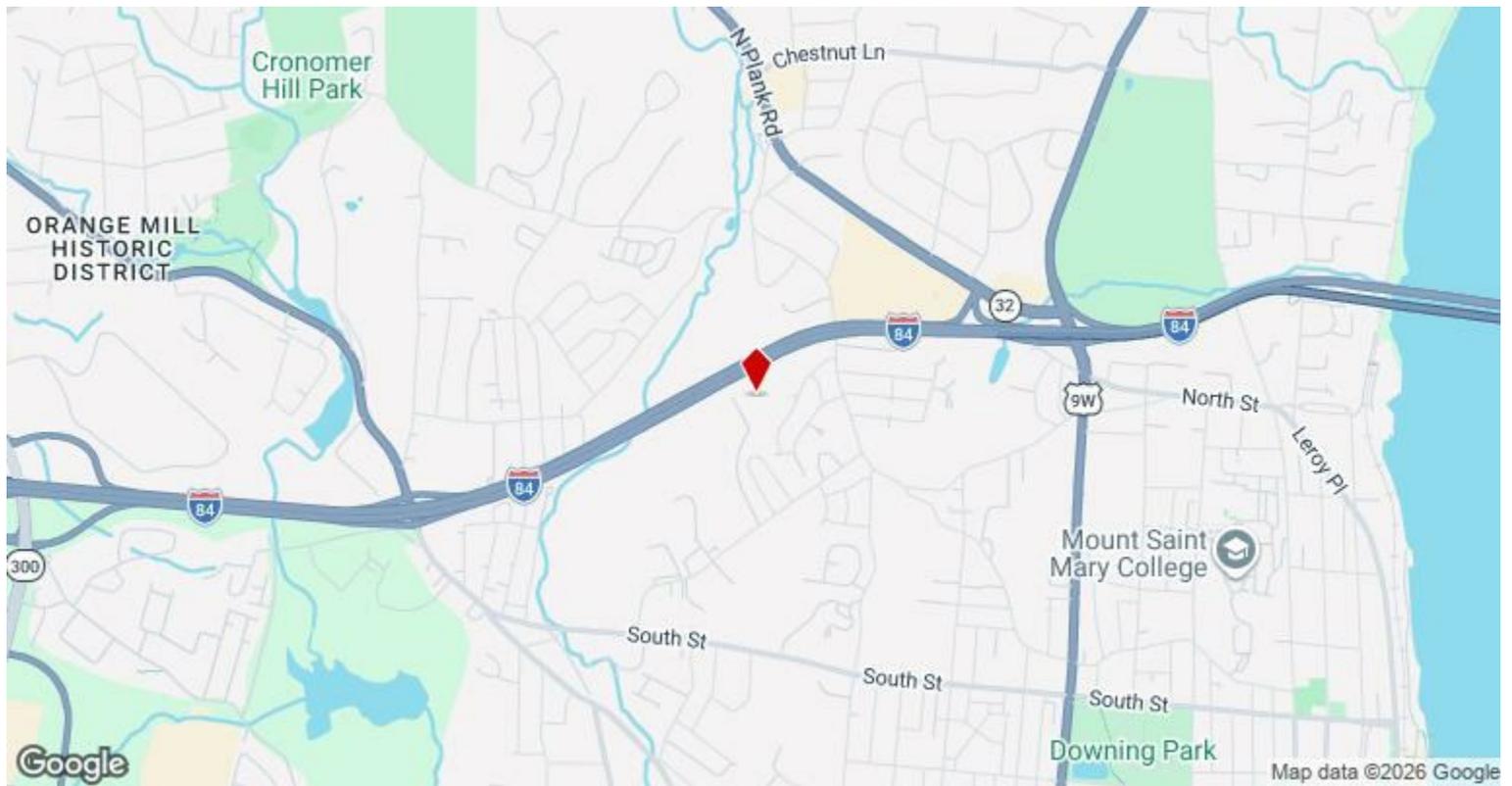
1st Floor

Space Available	10,000 - 25,790 SF
Rental Rate	Upon Request
Date Available	Now
Service Type	Triple Net (NNN)
Office Size	2,916 SF
Space Type	Relet
Space Use	Industrial
Lease Term	5 - 20 Years

A remarkable opportunity has become available with the leasing of a spacious 25,454 square foot industrial building located at 98 Scobie Drive in Newburgh, NY. Positioning tenants for growth in a bustling industrial market. This space is the perfect solution for businesses in need of both space and accessibility. This space is currently used as a food bakery distribution center by Bimbo. Will to add a co-broker for a 2.5% commission.

Major Tenant Information

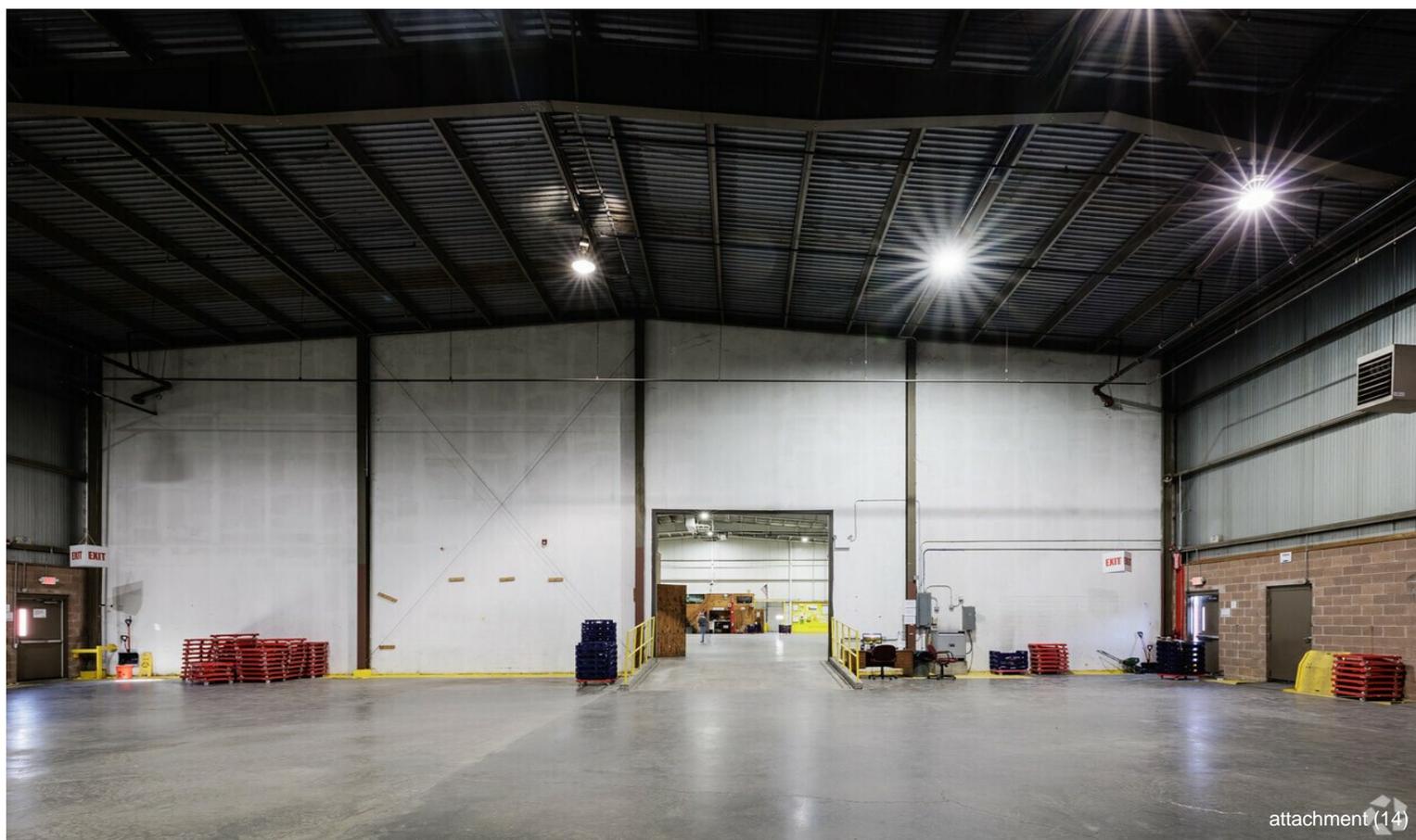
Tenant	SF Occupied	Lease Expired
Bimbo Bakeries	-	



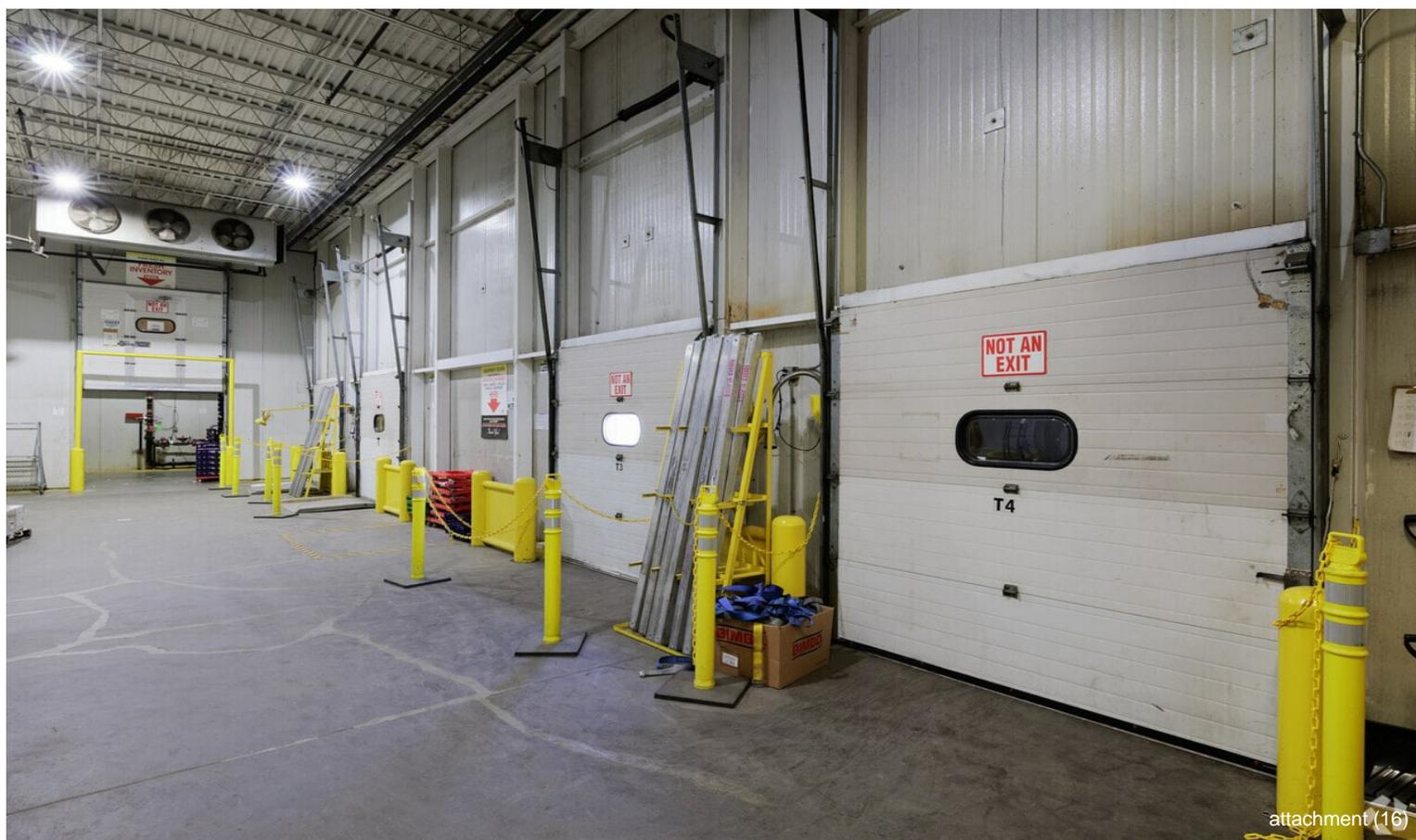
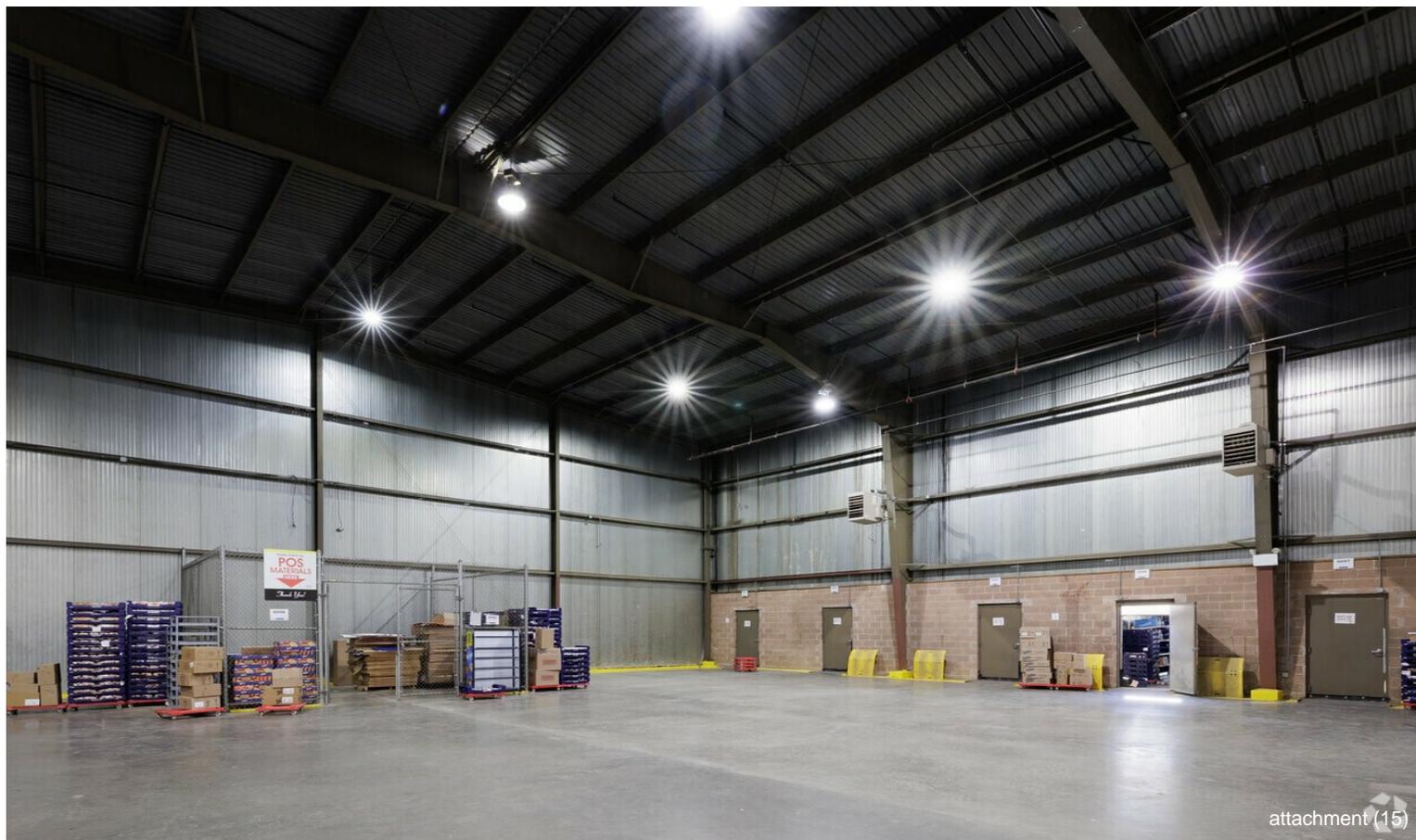
98 Scobie Dr, Newburgh, NY 12550

This property is situated in a highly sought-after location within the Hudson Valley region, this property offers prime access to major transportation routes, making it an ideal choice for businesses seeking a well-positioned facility for manufacturing, distribution, and warehousing operations. The warehouse is a Grade A class facility with 30 docks for box trucks and 4 trailer-height docks. It's ready to move in, with every detail in great condition and a clean space. It's also located next to the highway with plenty of parking.

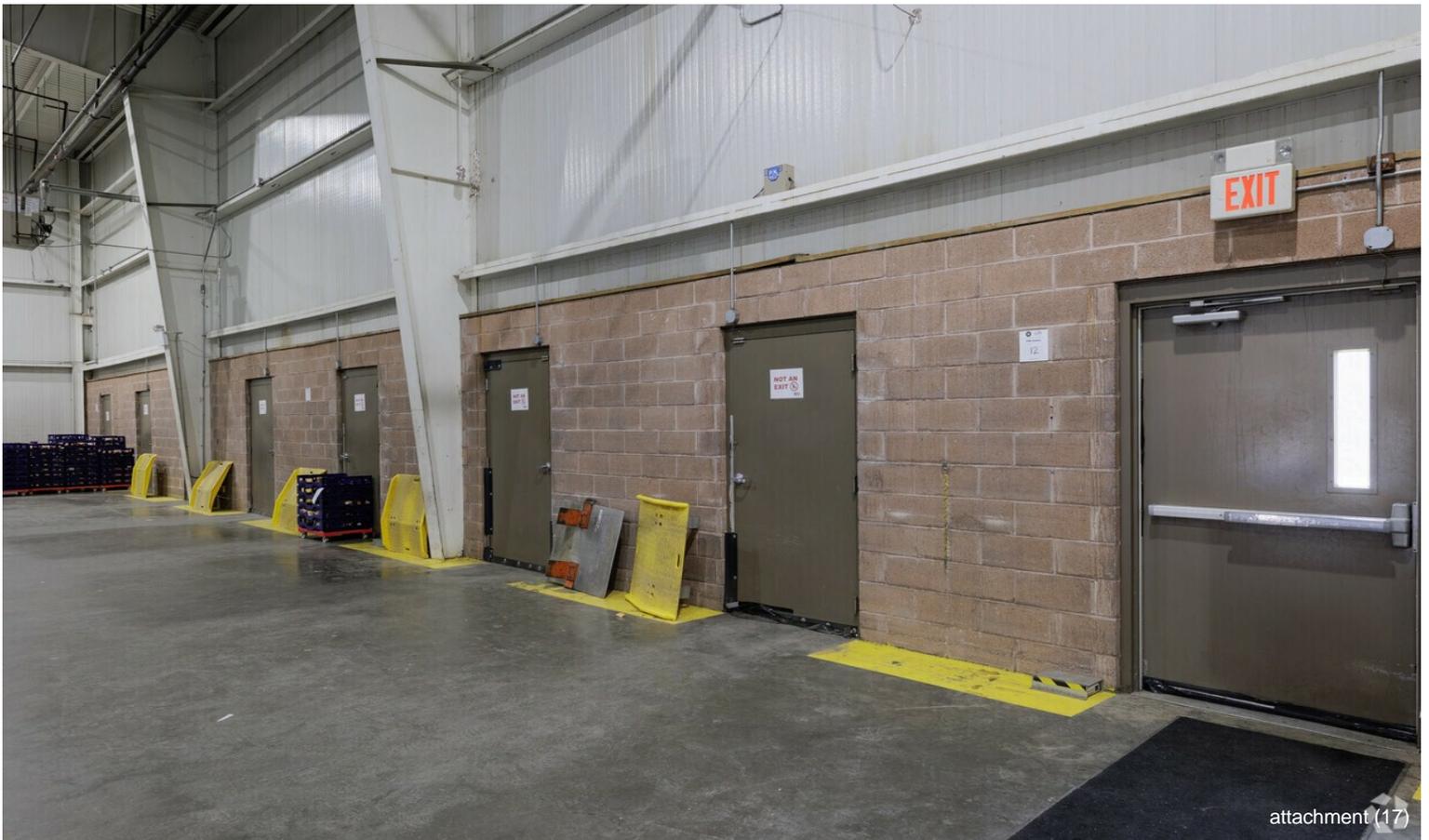
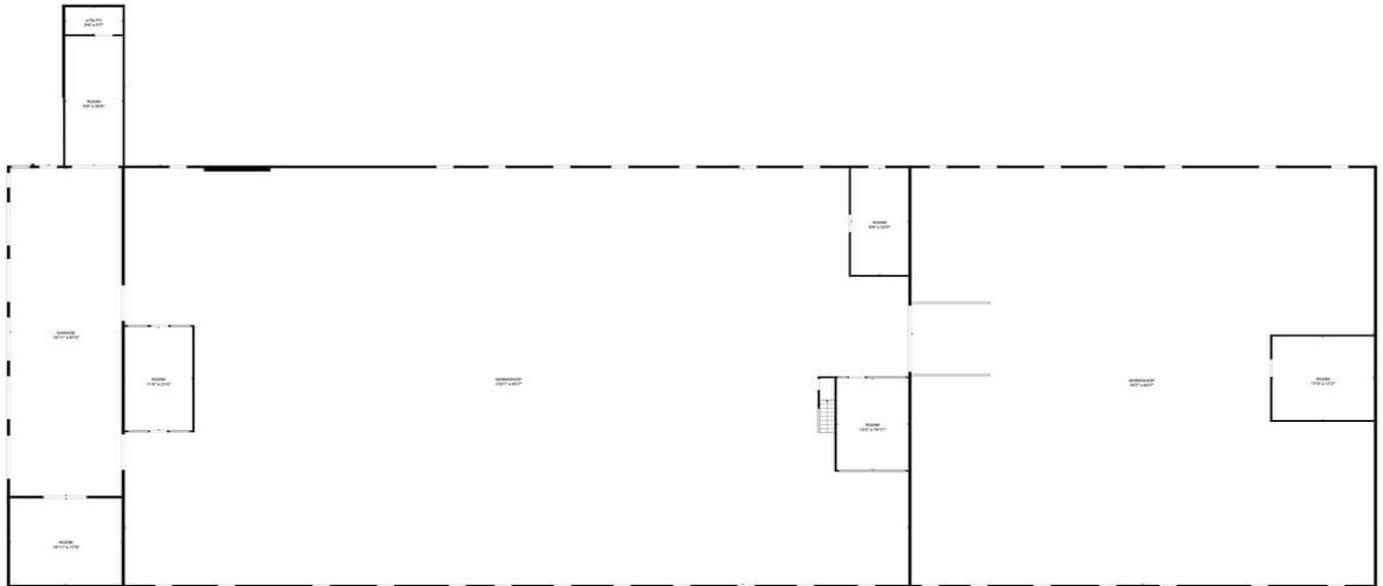
Property Photos



Property Photos



Property Photos



Property Photos



Aerial

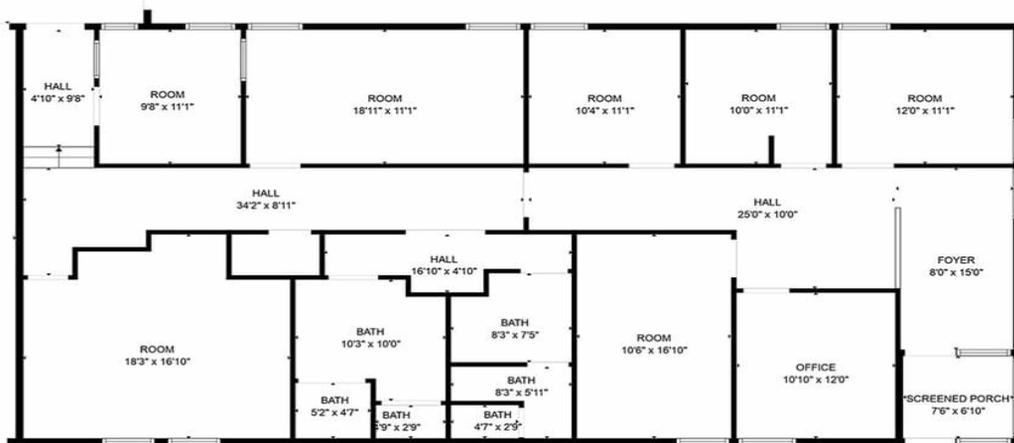
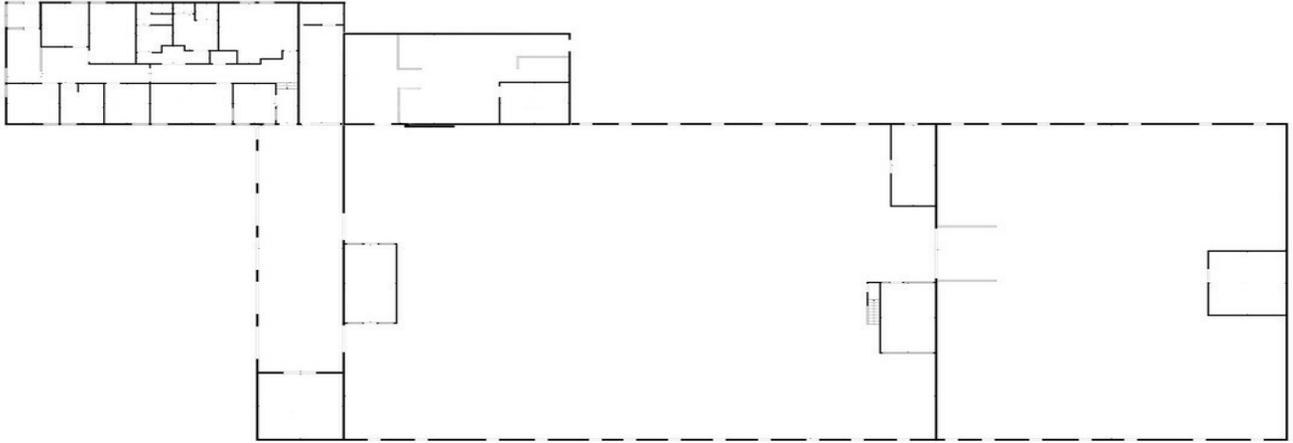


Aerial

Property Photos



Property Photos



Property Photos

