

±986 RENTABLE SQ. FT. AVAILABLE FOR LEASE



PROPERTY HIGHLIGHTS

- ±986 rentable sq. ft. suite available in this Class "A", ±43,518 sq. ft. multi-tenant office bldg.
- Located along the Crystal Run Road corridor known as "Medical Mile".
- Also available immediately in the adjacent building at 110 Crystal Run Road is ±5,396 rentable sq. ft.

100 CRYSTAL RUN ROAD, SUITE 103 WALLKILL, NEW YORK

FOR MORE INFORMATION,
PLEASE CONTACT:

James Martin

Senior Vice President
Cell: 845-781-6302

**EXCLUSIVE
BROKER**



110 Crystal Run Road, Suite 106
Middletown, NY 10941
Phone: (845) 928-6500

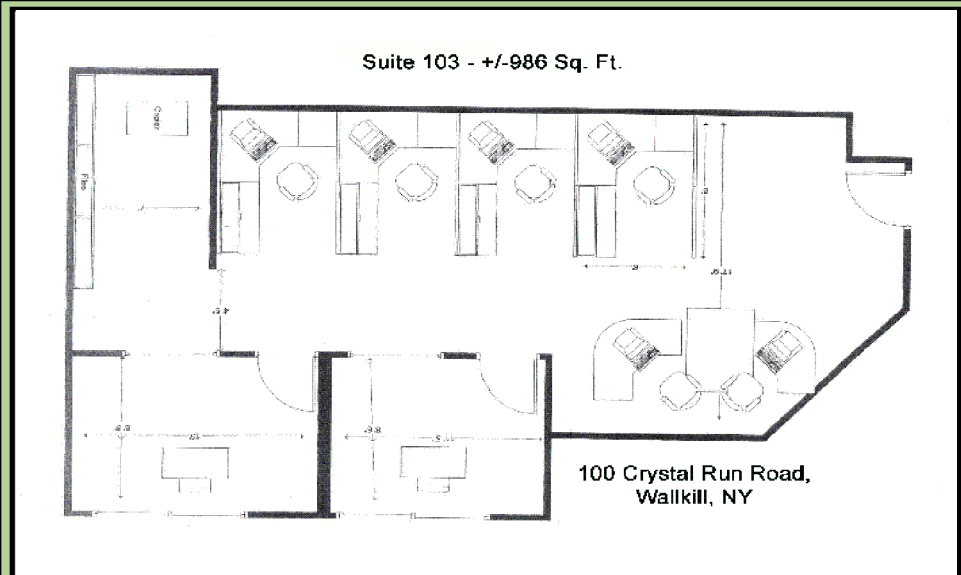
Email:

martinj@mcbridecorp.com

On the Web:

www.McBrideCorpRE.com

Note: Information herein is subject to errors; omissions; changes of price; rental, or other conditions; withdrawal without notice; and to any special listing conditions imposed by our principals. All areas and dimensions are approximate.



ACCESSIBILITY

- ±1/2 mile to NY Route 17, Exit 122.
- Less than one mile to I-84, Exit 4.
- ±20 miles to NYS Thruway (I-87), Exits 16 or 17.



PROPERTY FACT SHEET

FOR LEASE

±986 RSF SUITE AVAILABLE



THE COMMERCE CENTER AT CRYSTAL RUN 100 CRYSTAL RUN ROAD, TOWN OF WALLKILL, NY

- LOCATION:** 100 Crystal Run Road, located on Crystal Run Road at its intersection with Sullivan Lane, just east of NY Route 17, Exit 122, in the Town of Wallkill (Middletown postal designation), Orange County, New York.
- ACCESSIBILITY:**
- Approximately one-half mile to NY Route 17, Exit 122
 - Less than one mile to Interstate 84, Exit 4
 - Approximately 20 miles to NY State Thruway (I-87) Exits 16 or 17
- DESCRIPTION:** The Town of Wallkill is the largest Class A office market in the County with 1.2 million square feet, and over 2/3 of that is located along the Crystal Run Road Corridor. Known as "The Medical Mile", Crystal Run Road includes many of the premier medical and health care practices in the region.
- 100 Crystal Run Road is a ±43,518 sq. ft. single-story, steel-frame, masonry building situated on ±6.3 acres. This building, along with 110 Crystal Run Road are known as The Commerce Center at Crystal Run.
- AVAILABLE SUITE:** Suite 103 with ±986 rentable sq. ft. is currently available in this multi-tenant building. It is located right off the main entrance of building and has two (2) windowed offices.
- (Also available immediately is ±5,396 rentable sq. ft. in the adjacent building at 110 Crystal Run Road).*
- PARKING:** 261 spaces total. Parking ratio of ±6.0 per 1,000 sq. ft. leased.
- NEIGHBORS:** Tenants at The Commerce Center at Crystal Run include Cornerstone Environmental Group; Law Offices of Ouimette, Goldstein & Andrews; Crystal Run Pediatrics, Boston Children's Health Physicians; DaVita Dialysis Center; Prime Time Early Learning Center; Orange High Field Open MRI; Prosthetic & Orthotic Designs; and Commonwealth Financial Network.



PROPERTY FACT SHEET

**100 Crystal Run Road
Wallkill, NY
Page 2 of 2**



UTILITIES:

HVAC:

Heat:

Electric:

Water:

Sewer:

Internet:

Tenant controls the HVAC, 24 hours, 7 days a week.
Natural gas-fired heat, separately metered. Natural gas
Provided by Orange & Rockland Utilities.
All units are sub-metered and billed by the landlord. Service is
supplied by Orange & Rockland Utilities.
Municipal, Town of Wallkill
Municipal, Town of Wallkill
Road Runner high speed Internet service available from
Spectrum.

LEASE PRICE:

\$20.00 per sq. ft., plus utilities. (Rent includes base year taxes and common area
maintenance; increases over the base year will be passed through to tenant).

For further information or to arrange a tour, please contact a licensed real estate broker:

James Martin, Senior Vice President

martinj@mcbriecorp.com

Cell: 845-781-6302 Office: 845-928-6500 ext. 1

EXCLUSIVE BROKER

McBRIDE CORPORATE REAL ESTATE, INC.

110 Crystal Run Road, Suite 106, Middletown, NY 10941

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Web Site: www.mcbriecorp.com

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Suite 103 - +/-986 Sq. Ft.

