

INDUSTRIAL FOR LEASE

**10 INDUSTRIAL DRIVE, GOSHEN, NY 10924**

10 INDUSTRIAL DRIVE, FLORIDA, NY 10921



## PRIME WAREHOUSE WITH OFFICE SPACE IN GOSHEN

**KW COMMERCIAL | HUDSON VALLEY**

9 Bert Crawford Rd  
Middletown, NY 10940



Each Office Independently Owned and Operated

*PRESENTED BY:*

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# TABLE OF CONTENTS

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Executive Summary	3
Property Photos	4
Business Map	6
Regional Map	7
Location Maps	8
Aerial Map	9
Demographics	10
Attachment 1	11
Disclaimer	12

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# EXECUTIVE SUMMARY

10 INDUSTRIAL DRIVE



## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$10.00 Per SF per Year
<b>LEASE TERM:</b>	Over 12 Months
<b>AVAILABLE SF:</b>	9,720
<b>LOT SIZE:</b>	2.40 Acres
<b>ZONING:</b>	CO

## PROPERTY OVERVIEW

Prime Warehouse with Office Space in Goshen! This versatile 9,720 sq. ft. facility, situated on 2.4 acres, offers a newly leveled, spacious parking lot with ample room for trucks, employee vehicles, and easy drive-around access. The office space is 1,075 sq. ft., while the main warehouse has dimensions of 134'9" x 48' and features 9'8" clear ceiling height, two bathrooms, a lunchroom, a private office, and two 10' overhead doors at the rear. The additional warehouse/truck storage/repair area spans 53'10" x 59'9" with a 15'9" ceiling height and a 14' overhead door, with space for a second door if needed. Equipped with three-phase electric and natural gas, the building's metal roof is currently being painted. New HVAC systems are being installed in the office and front of the building, with the option to add more zones for full coverage. The property features concrete flooring throughout, making it ideal for businesses that require a functional mix of office and warehouse space. Conveniently located near major highways, this space offers the perfect blend of flexibility and accessibility for any commercial business.

# PROPERTY PHOTOS

10 INDUSTRIAL DRIVE



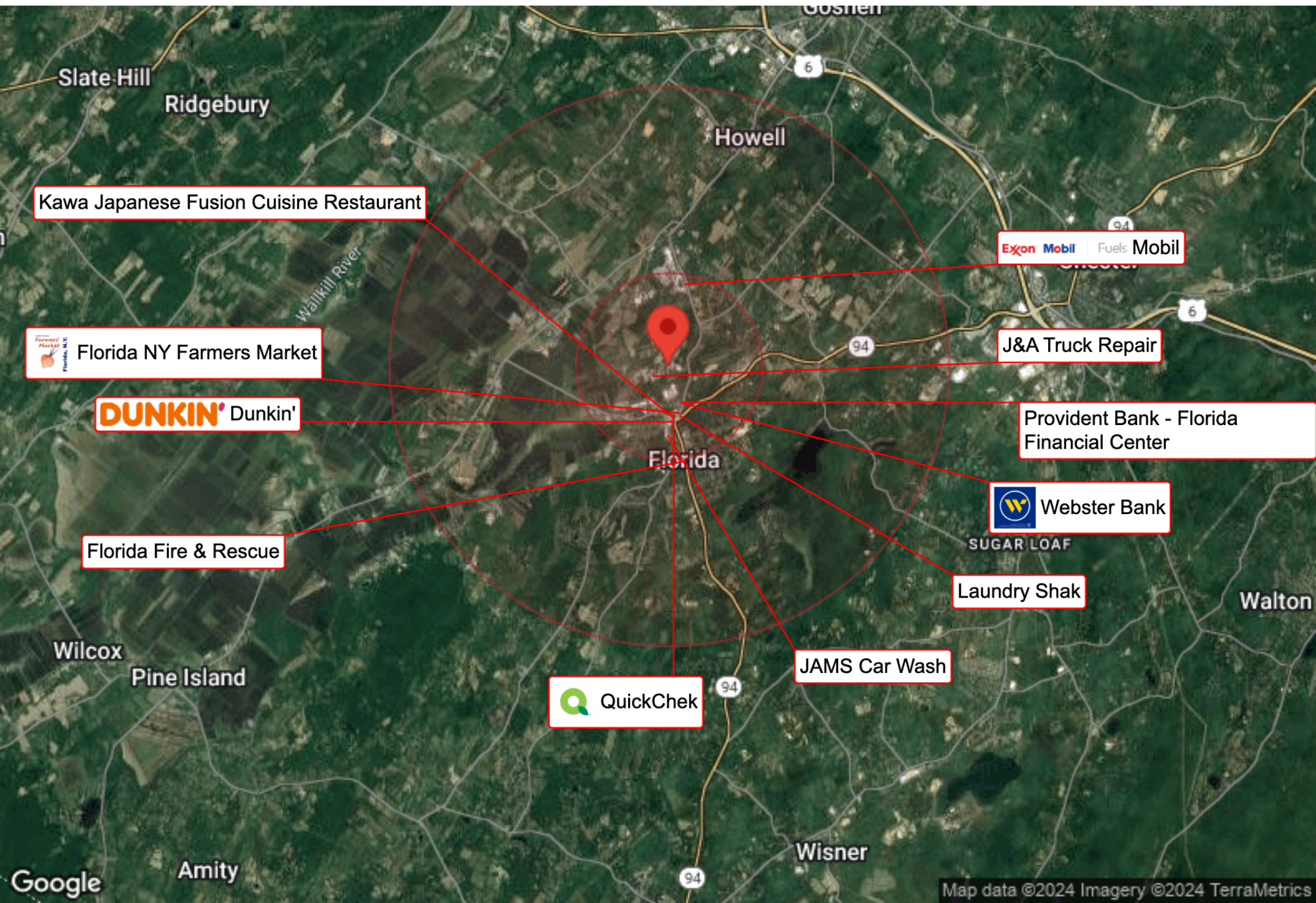
# PROPERTY PHOTOS

10 INDUSTRIAL DRIVE



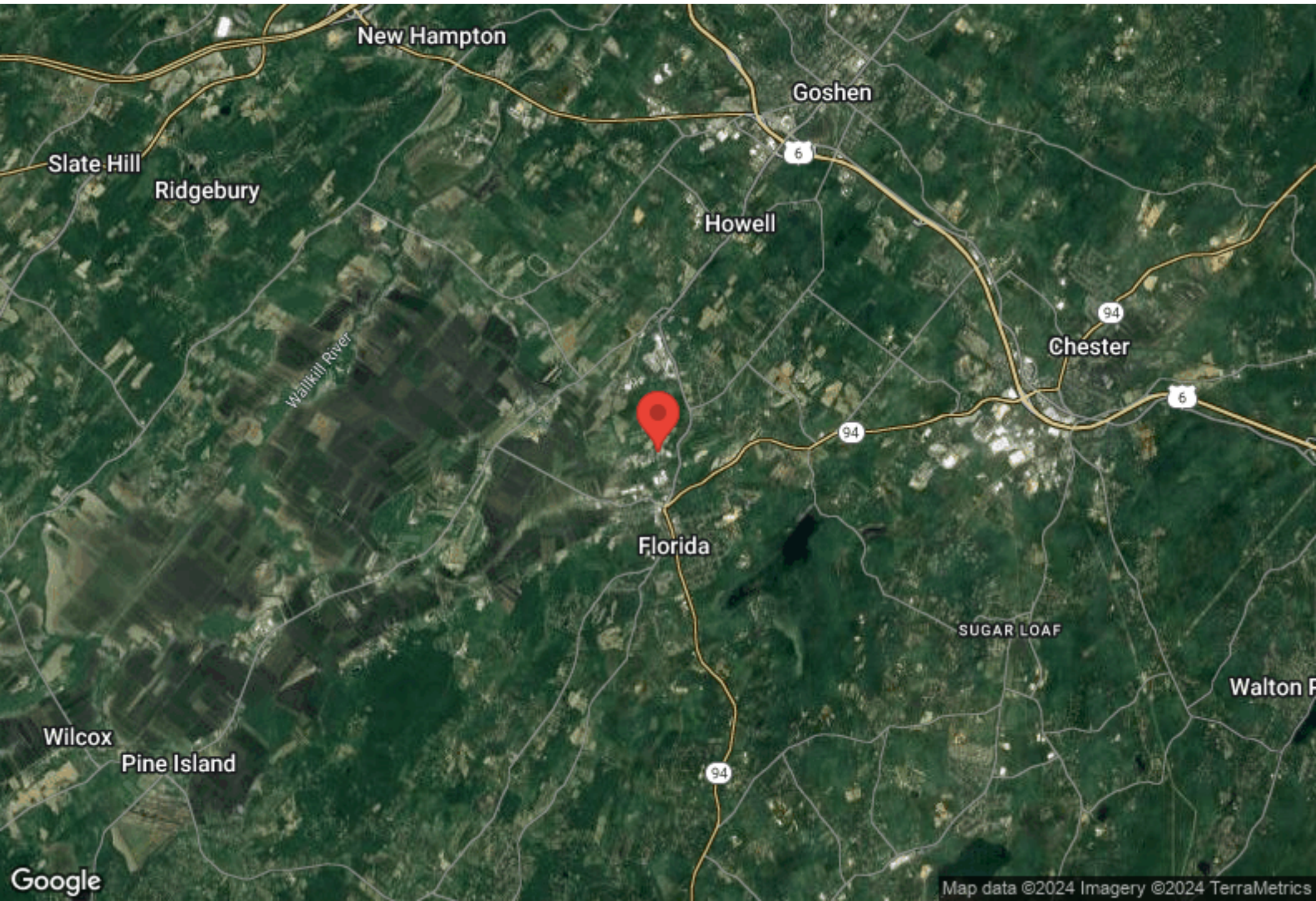
# BUSINESS MAP

10 INDUSTRIAL DRIVE



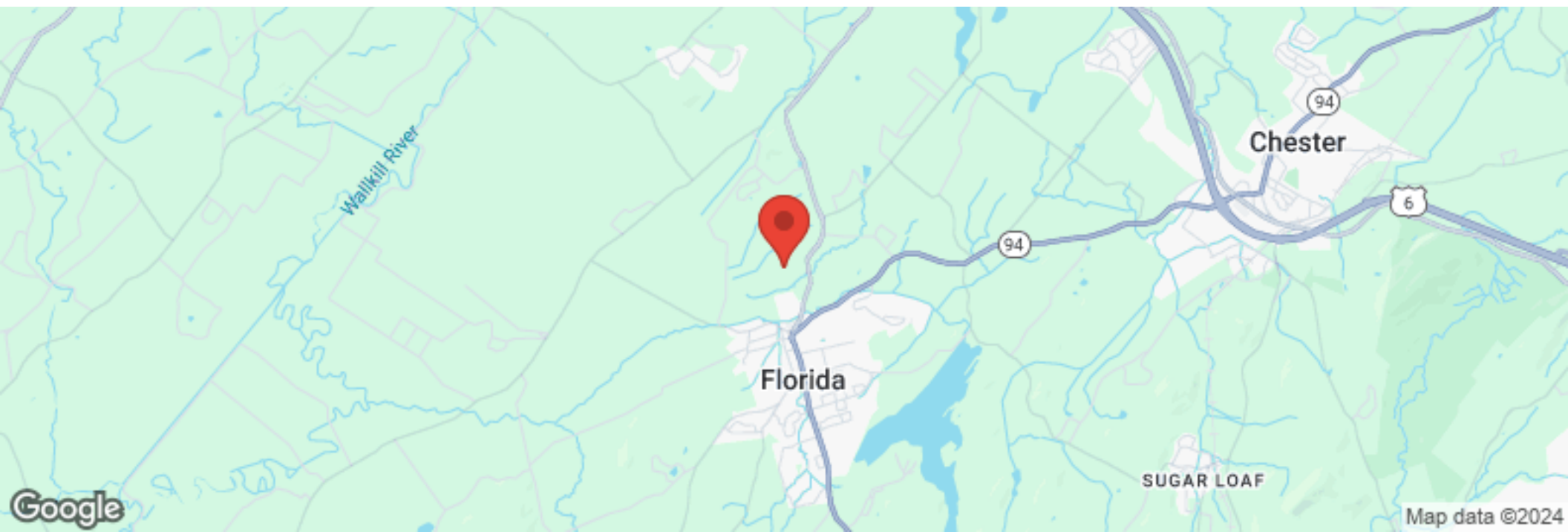
# REGIONAL MAP

10 INDUSTRIAL DRIVE



# LOCATION MAPS

10 INDUSTRIAL DRIVE





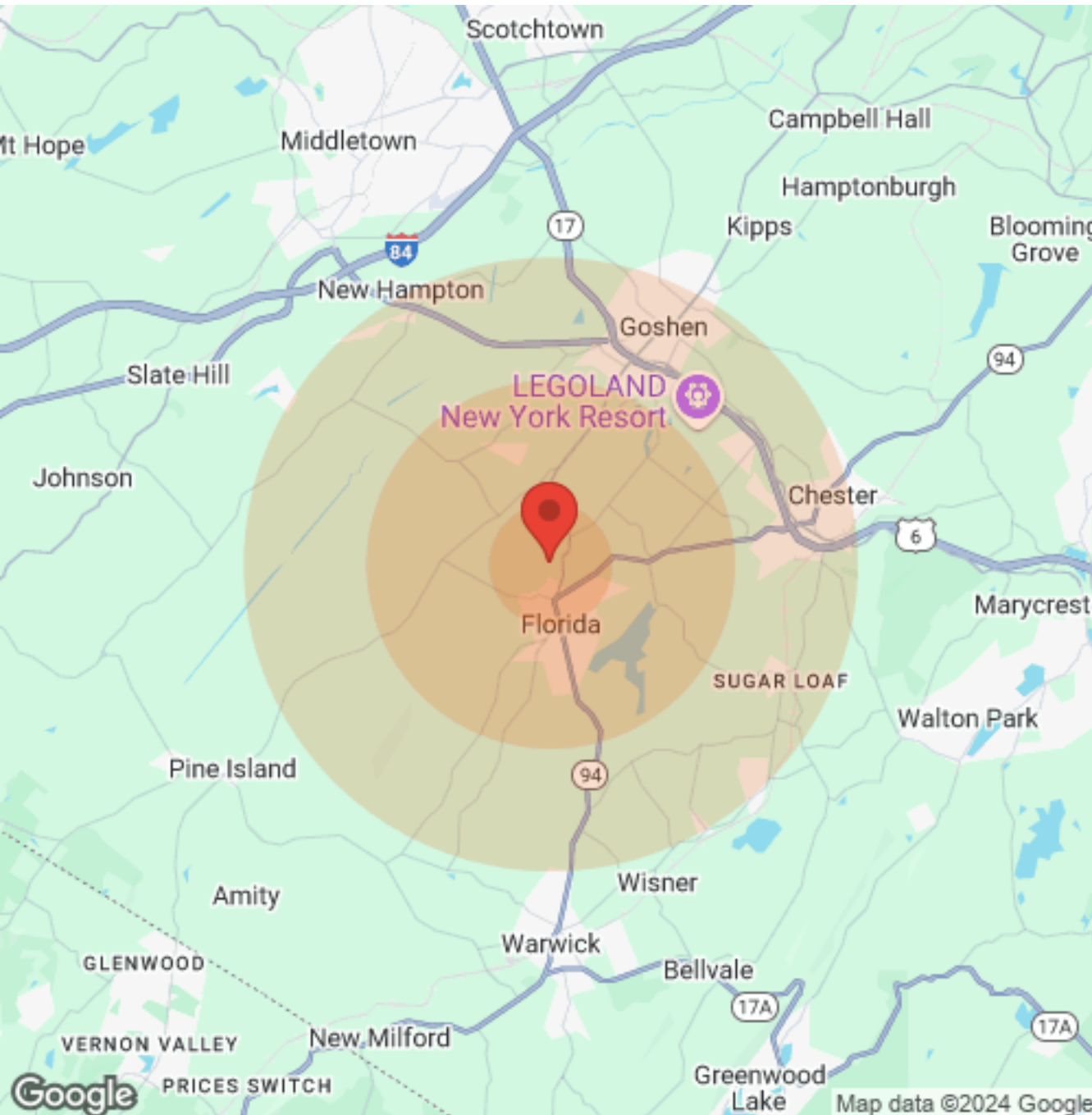
# AERIAL MAP

10 INDUSTRIAL DRIVE



# DEMOGRAPHICS

10 INDUSTRIAL DRIVE



Population	1 Mile	3 Miles	5 Miles
Male	684	3,861	13,578
Female	694	4,114	13,947
Total Population	1,378	7,975	27,525

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	177	1,564	5,469
Ages 15-24	118	1,145	4,021
Ages 25-54	503	2,815	9,973
Ages 55-64	180	1,109	3,702
Ages 65+	400	1,342	4,360

Race	1 Mile	3 Miles	5 Miles
White	1,227	7,327	24,129
Black	72	285	1,370
Am In/AK Nat	7	7	14
Hawaiian	N/A	N/A	N/A
Hispanic	126	755	3,379
Multi-Racial	114	588	3,400

Income	1 Mile	3 Miles	5 Miles
Median	\$40,906	\$72,767	\$90,871
< \$15,000	36	143	492
\$15,000-\$24,999	63	250	487
\$25,000-\$34,999	20	59	400
\$35,000-\$49,999	75	289	795
\$50,000-\$74,999	87	432	1,704
\$75,000-\$99,999	33	354	1,645
\$100,000-\$149,999	90	607	2,260
\$150,000-\$199,999	38	342	1,260
> \$200,000	19	229	677

Housing	1 Mile	3 Miles	5 Miles
Total Units	491	3,065	10,967
Occupied	466	2,846	10,259
Owner Occupied	279	2,330	8,102
Renter Occupied	187	516	2,157
Vacant	25	219	708

## MEET OUR TEAM

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### JASON MCGOVERN

Jason is a Commercial Real Estate Broker with over 25 years of Real Estate experience in Orange, Rockland, Sullivan, and Ulster counties.

He is an active member of the New York State Commercial Association of Realtors-Hudson Valley Chapter and KW Commercial, affiliate of the Keller Williams Real Estate franchise which is currently the #1 franchise in the World by agent count and growing.

Jason is a specialist in seller, landlord, and tenant representation in all aspects of commercial real estate including retail, office, industrial and multi-family sales and leasing. He has a deep understanding of land development or commercial and residential projects in the Hudson Valley.

He was awarded the 2016 and 2019 Economic Development Deal Maker award and 2022 Outstanding Deal Maker award by the New York State Commercial Association of Realtors-Hudson Valley Chapter.

Jason's reputation, experience, and representation has played an integral part in numerous Residential and Commercial Real Estate development projects in the Hudson Valley that have positively impacted the local economy and created countless job opportunities.

### MATTHEW GIBBS

Matthew Gibbs a NY Licensed Real Estate Salesperson with Keller Williams Realty Hudson Valley United and specializes in Commercial Real Estate and Investment. Matt joined the real estate industry in 2014, after more than 20 years of experience in business development and operations management.

He is a member of the National Association of Realtors, The Hudson Gateway Association of Realtors, The Hudson Gateway MLS, The Ulster County MLS, The National KW Commercial Division, along with being immediate Past President of NY State Commercial Association of Realtors, Hudson Valley Chapter.

Matt is passionate about serving our community and currently he actively supports Habitat for Humanity; Newburgh, Fearless of the Hudson Valley, he is an active member of Wallkill East Rotary Club and Board Member for Wallkill Boys and Girls Club.

He believes that providing successful outcomes for his clients and their business can lead to more productivity and profitability for them. Credited as an expert in the language of sales, negotiating, and real estate investment analysis, he has become known for his direct and tenacious approach.



# DISCLAIMER

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