
MIDDLETOWN / ORANGE COUNTY / NY



102 Dolson Avenue
218,043 SF on 10.1 Acres

CBRE



FOR LEASE
OR SALE

Location Overview

Orange County, NY

Orange County has become a focal point for industrial users searching for operational efficiencies and lower cost alternatives to the sharply higher lease rates and costs in NJ and PA. The majority of the industrial product in the Orange County, NY marketplace is located within an area bordered by I-87, Route 17 (future I-86) and I-84. These major Interstate Highways provide strategic access to one third of North America's population of 110 million consumers within one day's drive.

The Dolson Avenue industrial facility in Middletown is strategically located with ready access to the I-84/ Route 17 (I-86) Interchange, only 22 miles from the I-84/I-87 Interchange in Newburgh, NY and 20 miles to the I-87/ Route 17 Interchange in Harriman, NY. The transportation arteries are significantly less congested than their neighbors in NJ, providing excellent logistics and reduced overall operating expenses.

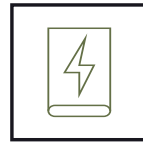
In addition, Stewart International Airport is located only 22 miles from 102 Dolson Avenue. Stewart International Airport continues to be a major driver for user demand in The Lower Hudson Valley as the fourth jewel of the NY/NJ Port Authority airport network. The Port Authority continues to invest in Stewart International Airport as they redirect cargo from JFK, La Guardia, and Newark Liberty International Airport.

Orange County, NY is an opportunity that combines accessibility with affordability, making it a box that needs to be checked for any serious warehouse/ distribution requirement in the Tri-State.





Renovation of Existing Building



Heavy Electric & Natural Gas



1 Mile to I-84 via Exit 15



Building Specifications

Spec Type	Spec Details	Spec Type	Spec Details
Building Size	218,043 SF	Tailgate Loading Docks	21
Property Size	10.1 Acres	Car Parking	296
Zoning	Enterprise Zoning	Water & Sewer	Municipal
Ceiling Clear Height	38'	Column Spacing	30' x 35'
Sprinklers	ESFR	Roof	TPO



STEWART INTL. AIRPORT

22 Miles

NEWBURGH BEACON BRIDGE

29 Miles

NEW YORK CITY

43 Miles

MARIO CUOMO BRIDGE

53 Miles

GW BRIDGE

60 Miles

LINCOLN TUNNEL

68 Miles

HOLLAND TUNNEL

71 Miles

NEWARK LIBERTY INTL. AIRPORT

76 Miles

PORTS NEWARK/ELIZABETH

78 Miles

ALBANY, NY

101 Miles

BOSTON, MA

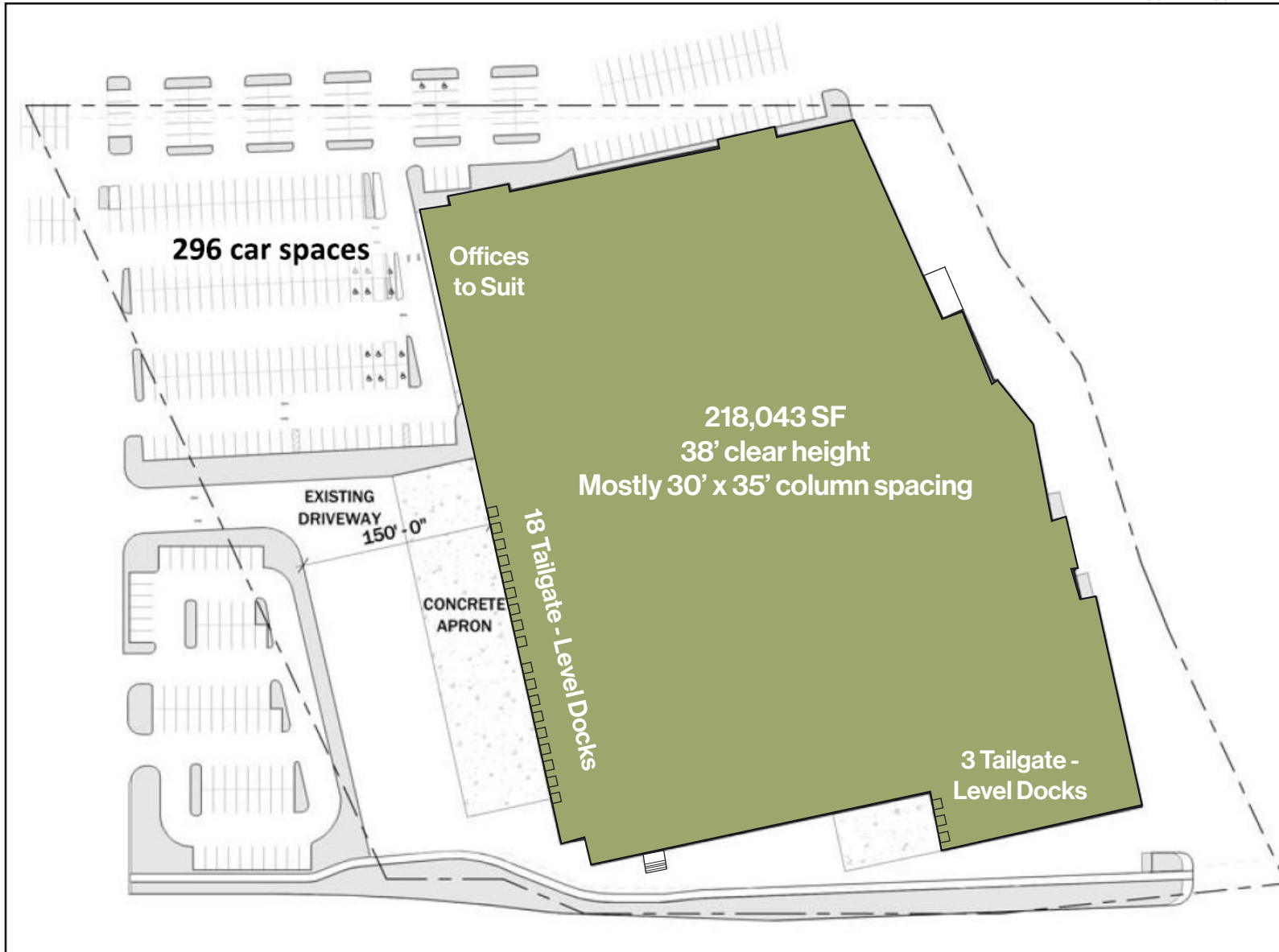
222 Miles

WASHINGTON D.C.

273 Miles

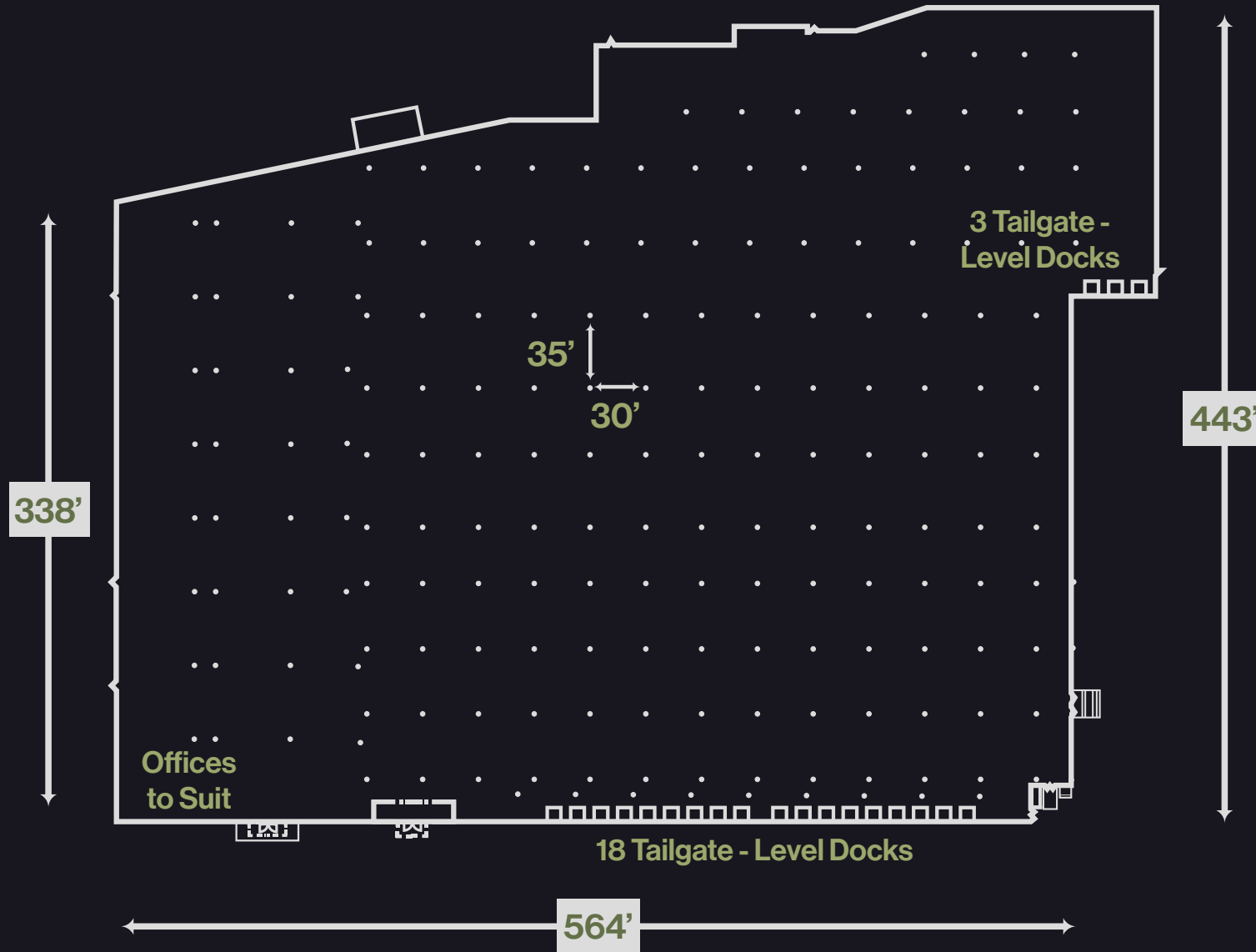
Site Plan

10.1 Acres



Floor Plan

218,043 SF





Home Depot Warehouse

CPV Valley Energy

Wine Shipping

Genpak

Orange & Rockland

Tetz Asphalt

Bell Flavors & Fragrances

Dynarex

Old Dominion Freight Line

Nexans USA Inc

Ball Metal Beverage Container Corp

President Container Group

Complete TransPack Solutions

Ecobat Resources

Advanced Coating Technologies

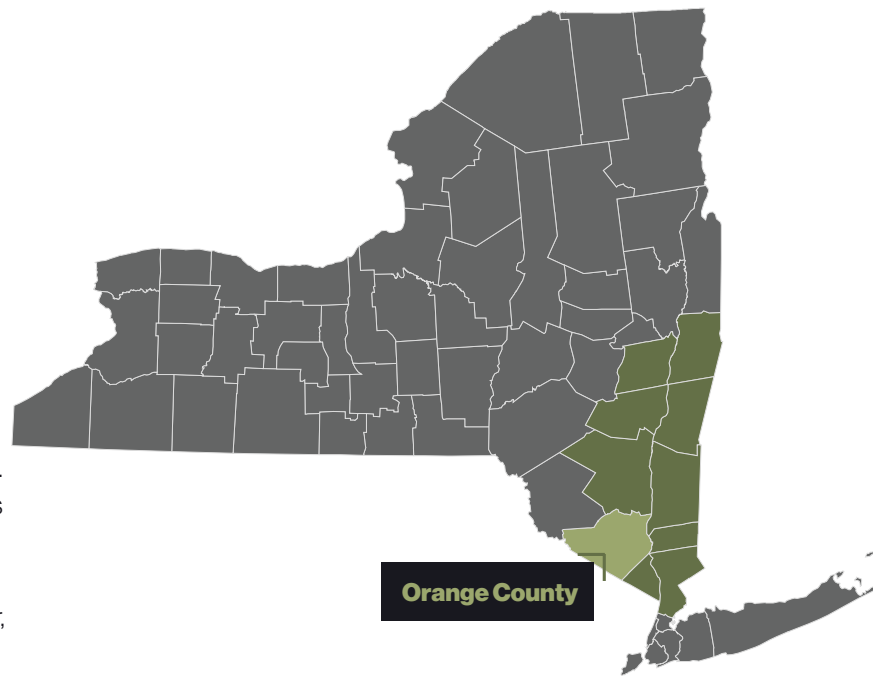
Frito Lay

Labor Demographics

Orange County in the Heart of The Hudson Valley

The Hudson Valley's private sector job count grew by 9,400, or 1.2 percent, to 822,300 in the year ending September 2024. Employment gains were largest in private education and health services (+10,200), other services (+2,300), financial activities (+1,300), leisure and hospitality (+1,000) and manufacturing (+200). Job losses were greatest in mining, logging and construction (-2,500), professional and business services (-1,300), trade, transportation and utilities (-1,200) and information (-600).

In September 2024, the region's private sector job count reached 822,300 – a record high for the month. With five of nine sectors adding jobs for the 12 months through September 2024, the over-the-year picture remained positive. Private education and health services remained the region's leading jobs generator, climbing 4.7 percent to 227,900 – its highest September employment count on record.



REGIONAL POPULATION

2.4 Million

HIGH SCHOOL GRADUATES

90%

BACHELOR'S DEGREE

23.8%

MASTER'S DEGREE

21.37%

PEOPLE AGES 25-44

576,587

HIGHLIGHTS



Located in the center of

18%

of the nation's gross domestic product



1.2 Million

skilled workers in The Hudson Valley



Regional employers are supported by

30+

colleges and universities that support the success of the Biotech/Life Science, Food/Beverage, Healthcare, and Advanced Manufacturing sectors

MIDDLETOWN /
ORANGE COUNTY / NY

102 Dolson Avenue

218,043 SF on
10.1 Acres



James B. Tully
Executive Vice President

+12017125804
james.tully@cbre.com

Stephen Shoemaker
Senior Vice President

+12017125669
stephen.shoemaker@cbre.com

CBRE



© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.