

146 TOWER DR
MIDDLETOWN, NY

AVAILABLE FOR SALE
INDUSTRIAL PROPERTY

57,000 SF
9.00 AC

PROPERTY OVERVIEW

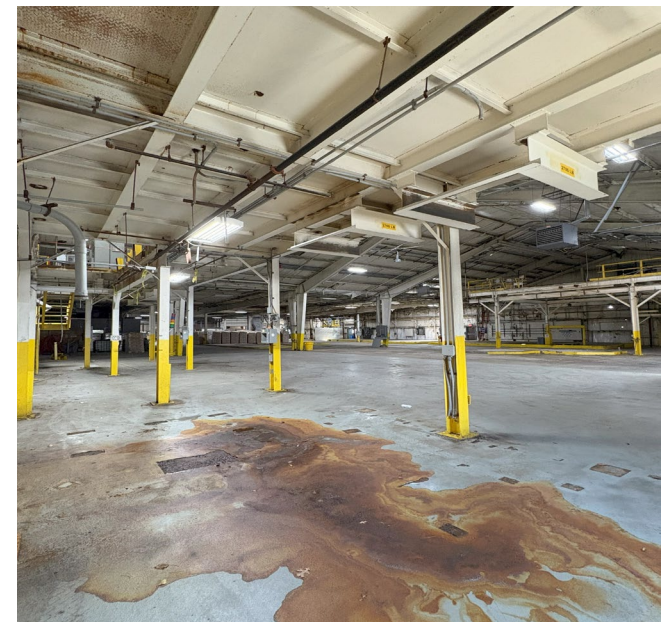
146 Tower Drive is an industrial building that totals 57,000± SF in Middletown, NY. The building was built in 1981, renovated in 2001 and sits on 9 acres. The building has clear heights that range from 15'-40', 2 loading docks and 3 overhead doors. The property is serviced by municipal water and sewer and is heated by natural gas. The building has 2000Amps / 480 Volt 3phase power capacity. The property is zoned ENT-L, Light Enterprise.

146 Tower Drive is strategically located in Middletown, NY, which is 70 miles north of New York City. The property features corporate neighbors like SafeLite, President Container Group, Old Dominion Freight Line and Tractor Supply Company. This location offers quick highway access to major routes including Route 17, I-84 and I-87. The New York Stewart International Airport is only 22 miles from the property.



PROPERTY DESCRIPTION

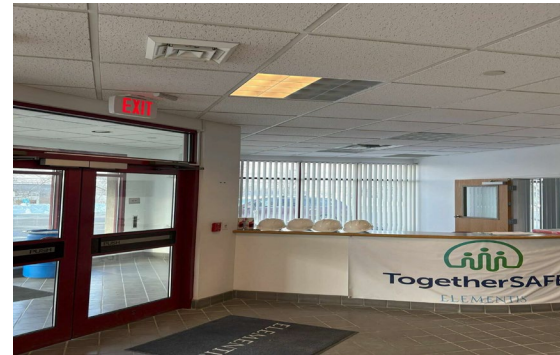
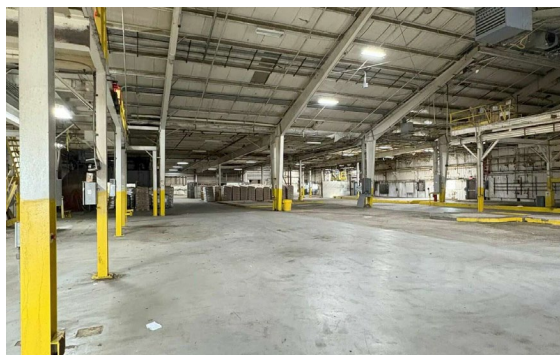
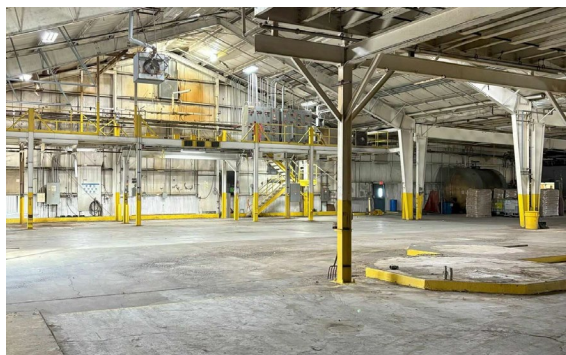
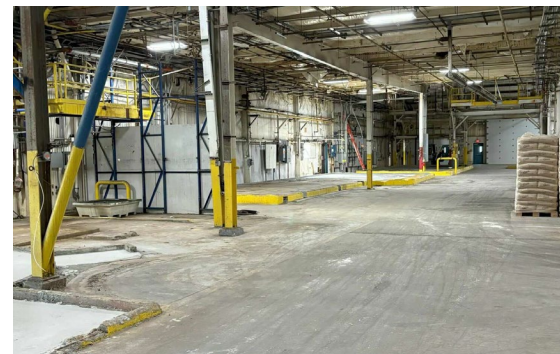
BUILDING SIZE:	±57,000 SF
OFFICE SPACE:	±5,000 SF
GROUND:	9.00 AC
CONSTRUCTION:	Floors: Cement; tile/carpet in office area Walls: Metal panel Roof: Metal panel Columns: Steel
YEAR BUILT:	1982; R - 2001
CEILING HEIGHTS:	Varying ceiling heights ranging from 15' - 40'
TRUCK LOADING:	Three (3) 16' drive-in doors Two (2) 10' x 8' loading docks
POWER:	2000A/480V 3P
WATER/SEWER:	Public
HEAT:	Natural gas
FIRE PROTECTION:	Wet fire suppression system
COMPRESSED AIR:	Compressed air line throughout
SECURITY:	Fully fenced and secured
TAXES:	Approximately \$99,889.58 (2024)



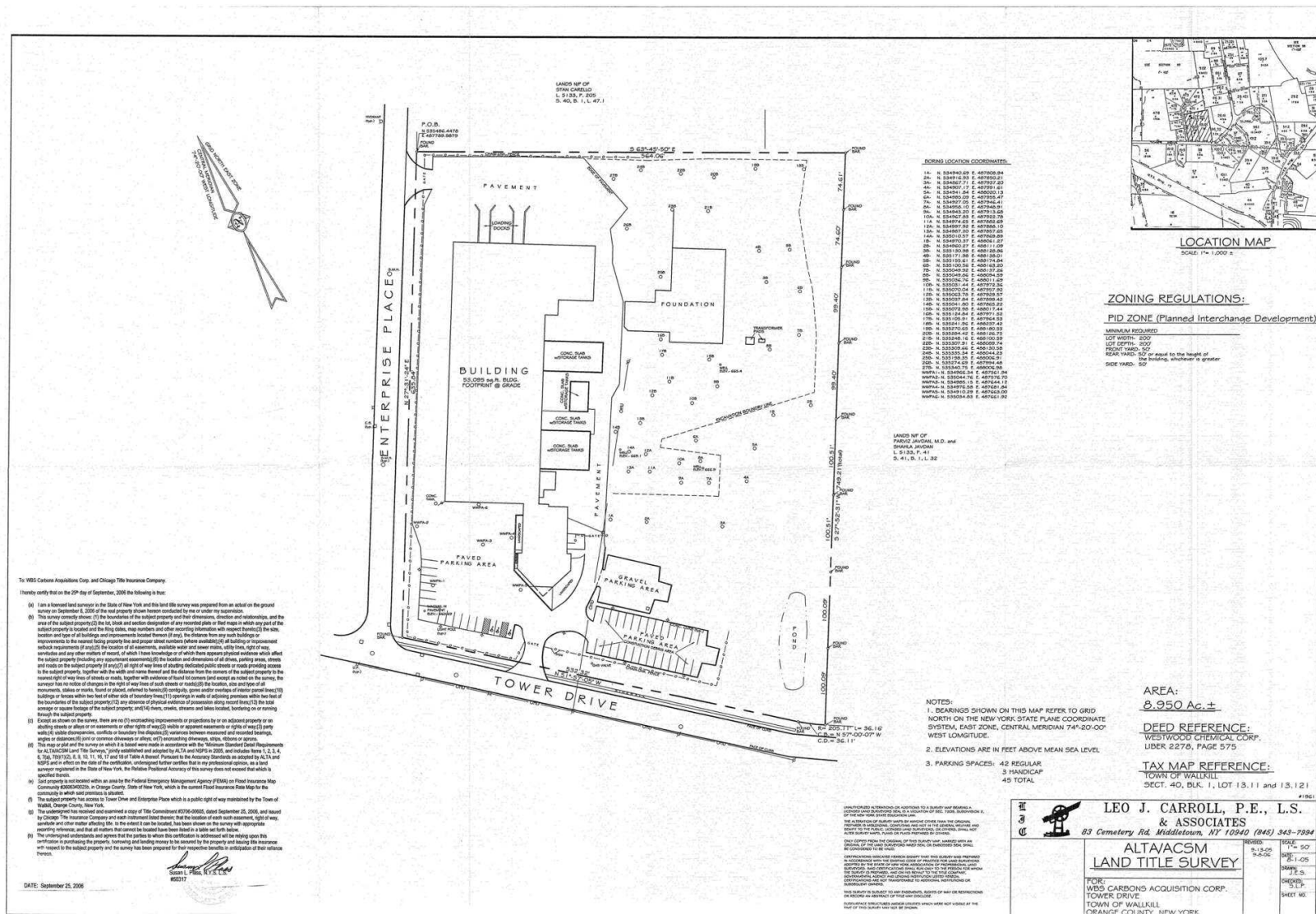
EXTERIOR PHOTOS



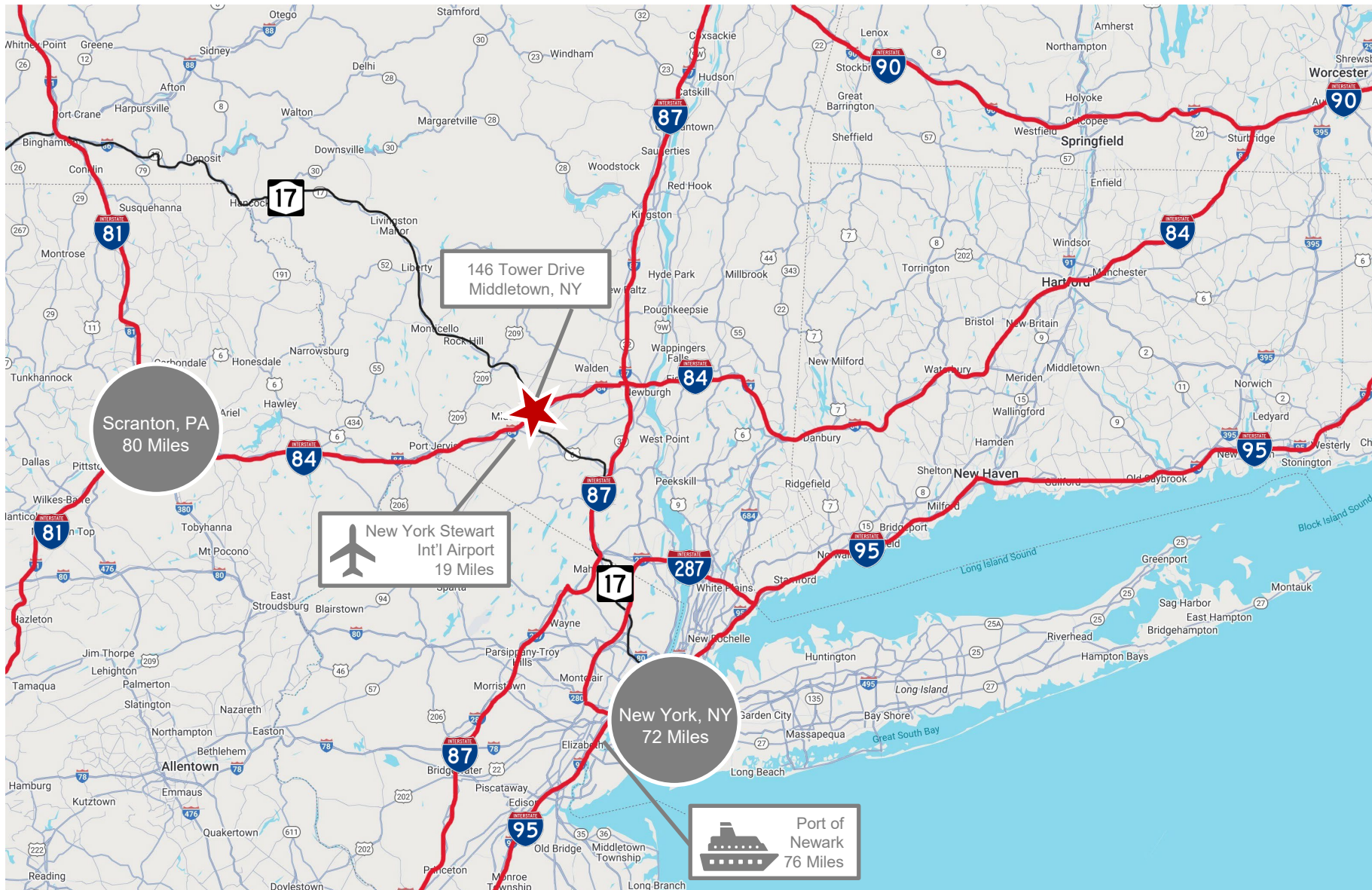
INTERIOR PHOTOS



6 | 146 Tower Dr | Middletown, NY 10941

bins.properties/MiddletownNY

LOCATION MAP



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