



ORANGE COUNTY, NY

1 Drillers Ln & Bracken Rd, Montgomery, NY 12549



PROPERTY DESCRIPTION

Price reduced on this exceptional opportunity for an industrial and distribution investment in Montgomery, NY, totaling 4.04 acres. This site has ample space and a versatile layout for various approved types of Industrial uses including truck/auto/equipment repair or other related businesses. This Industrial Site includes a 40x60 garage with (2) 14' overhead doors, concrete floor, employee rest room, with additional 450 Sq. Ft. office attached. The second level boasts a 780 sq. ft. apartment with screened in porch. This site also features a 3,800 sq. ft. modern 3 bay garage, 16 ft ceiling height, with (3) 14' Ht. drive in overhead doors. There is an additional new pre-engineered steel building on site to be built, and a large, paved parking area in front. This site also includes a 1,596 sqft, 3bd, 2 bath ranch style home updated with new appliances, large family room with fireplace, porch, decking, and detached 2 car garage. The income from the residential rental components adds an appealing dimension to this great investment opportunity. Currently, both residential components are leased month to month. Seize the chance to capitalize on this outstanding industrial investment today.

PROPERTY HIGHLIGHTS

- I-1 Zoning with municipal water and sewer connections available
- Frontage on Bracken Road with access via Driller's Lane
- Income from residential rental components
- Located in Orange County, NY
- Ample space and versatile layout for various industrial activities
- Well-maintained property
- Great opportunity all on one large 4.04 acre lot

OFFERING SUMMARY

Sale Price:	\$2,200,000
Lot Size:	4.04 Acres
Building Size:	11,250 SF

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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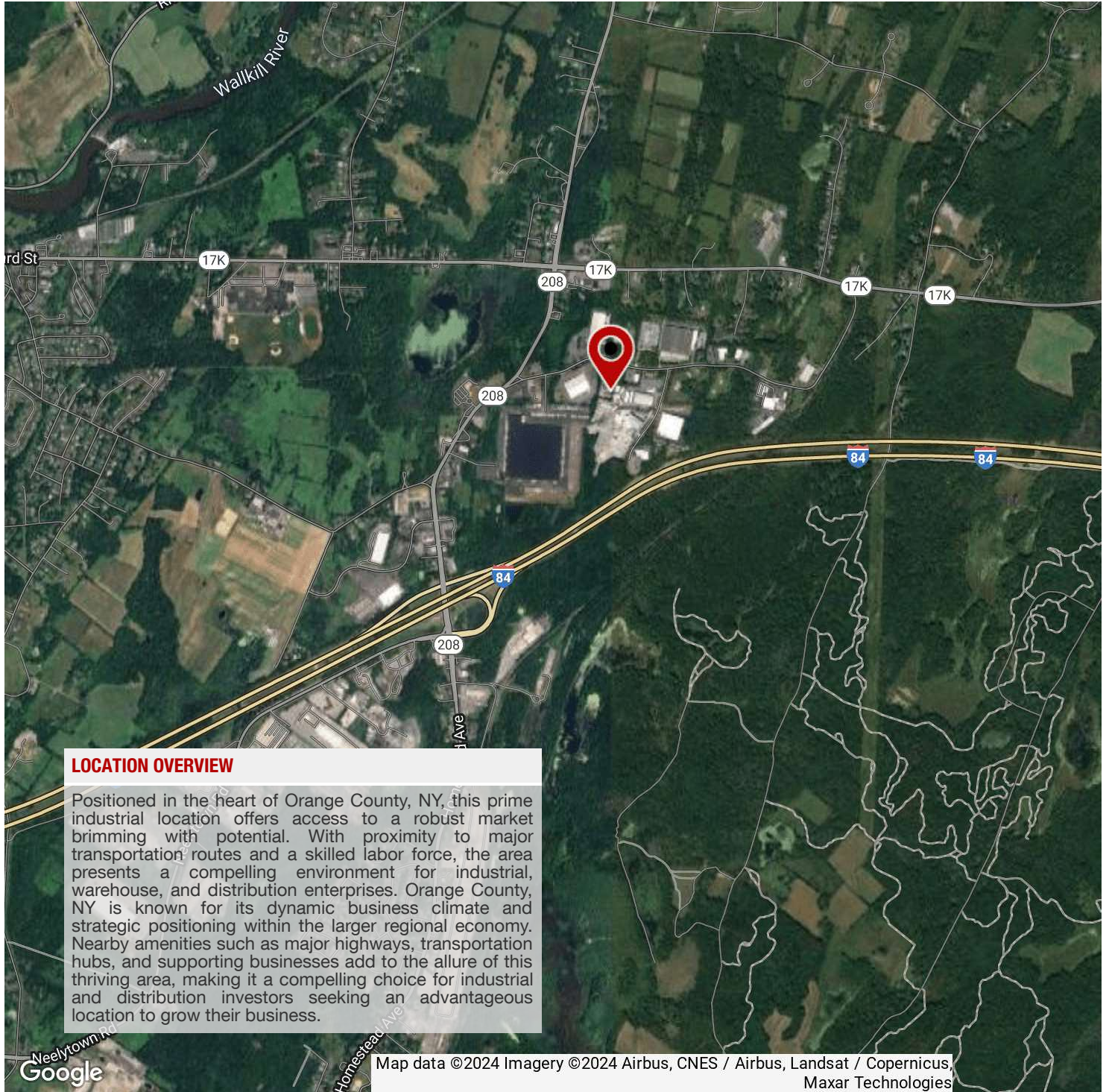
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LOCATION OVERVIEW

Positioned in the heart of Orange County, NY, this prime industrial location offers access to a robust market brimming with potential. With proximity to major transportation routes and a skilled labor force, the area presents a compelling environment for industrial, warehouse, and distribution enterprises. Orange County, NY is known for its dynamic business climate and strategic positioning within the larger regional economy. Nearby amenities such as major highways, transportation hubs, and supporting businesses add to the allure of this thriving area, making it a compelling choice for industrial and distribution investors seeking an advantageous location to grow their business.

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