

# RAND COMMERCIAL

OPENING DOORS TO COMMERCIAL REAL ESTATE  
IN NEW YORK'S HUDSON VALLEY & NEW JERSEY



## For Lease

**20 Industrial Drive Middletown, NY 10941**

+/- 5,200 sq/ft, Light Industrial, Warehouse, Office space. One dock,  
two drive-in, roll-up doors, parking, ENT-L zoning.

**For Property Information or to schedule an appointment contact:**

### **Charles Emanuel**

NYS & NJ Licensed Real Estate Salesperson  
Commercial & Investment Specialist

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### **Rand Commercial**

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MLS#: **6280856** **Active** List Price: **\$12.50 Per SF per Year**



Addr: **20 Industrial Drive**  
PO: **Middletown** County: **Orange County**  
City/Town: **Wallkill Town** Zip: **10941-1614**  
Village: **None** Hamlet/Loc:  
COM Type: **Industrial** Type: **Warehouse**  
Tran Type: **Lease** Complex:  
Bldg Size: **12,750** Levels: **2.00** Sqft/Av Spc: **5,200**  
Lot Size: **1.5 Acres** Zoning: **Ent-L**

Type Of Unit:		Permit Use:	<b>Light Industrial, Office, Warehouse</b>
Current Use:		Contract Type:	<b>ERS</b>
Building Class:	<b>B</b>	Weekend Svc:	# Ttl Units: <b>2</b>
Elevator:		Yr Blt:	# Res Units: <b>0</b>
Ceiling Height:	<b>15</b>	Elec Amps:	Yr Renovated: <b>1990</b>
Elec Co:		Elec Phase:	# Bldgs: <b>1</b>
Elevator Type:	Floor Num:	Elec Volts:	# Docks: <b>1</b>
Parking:	<b>Lot Parking, Off-Street Parking, Private Parking</b>		# Dv/Grd Drs: <b>3</b>
Traffic Count:		Ovrhd Dr Hgt:	<b>13</b>
Tax ID#:	<b>335200-041-000-0001-086.200-0000</b>	Assum Mort:	# Drv In Drs:
Tax:	Tax Year: <b>2023</b>	Assmt:	<b>\$197,300</b>
Cap Rate:	Grs Rent Mult:	Ann Bus Inc:	Tot Inc Yr:
Lease Type:	<b>Modified Gr</b>	Sublease?:	Tot Exp Yr:
Min Divis SqFt:	<b>5,200</b>	NNN Expenses:	Ann Rent Inc:
Build to Suit:	Lease Term: Max Cont SqFt: <b>5,200</b>	Utils Avail:	<b>Heating, Lighting</b>
Office SqFt:	<b>300</b>		Yrs Lft on Lse:
Amenities:	# Park Spcs:		Perc Proc Fee:
Includes:			
Excludes:			
Heat Zones/Type:	<b>Forced Air</b>	Fuel:	<b>Natural Gas</b>
A/C:	<b>None</b>	Water:	<b>Municipal</b>
Garbage:		Sewer:	<b>Municipal</b>
Plumbing:		Hotwater:	<b>Gas Stand Alone</b>
Construction:	<b>Block, Brick</b>	Gas Avail:	
Lot Description:	<b>Sloping</b>		
Location Desc:	<b>Rear</b>		

Remarks  
+/- 5,200 sq ft clean light industrial space. Rear facing, lower level, 13' ceilings, 3-drive in doors, two @ 11' and one @ 13', one loading dock, sufficient parking area with room for trucks/trailers. Natural gas, municipal water and sewer. Under 1 Mile to Rt 17. ENT-L Zoning Light Enterprise, permitted & special use include light manufacturing and production, research facilities, service and repair shops, warehouse, self-storage and wholesale establishments. Space includes open areas, three offices, garage space, bulk storage area. Perfect for light manufacturing, distribution, warehouse, and trades/contractors that need inside vehicle parking, office, equipment storage and inventory.

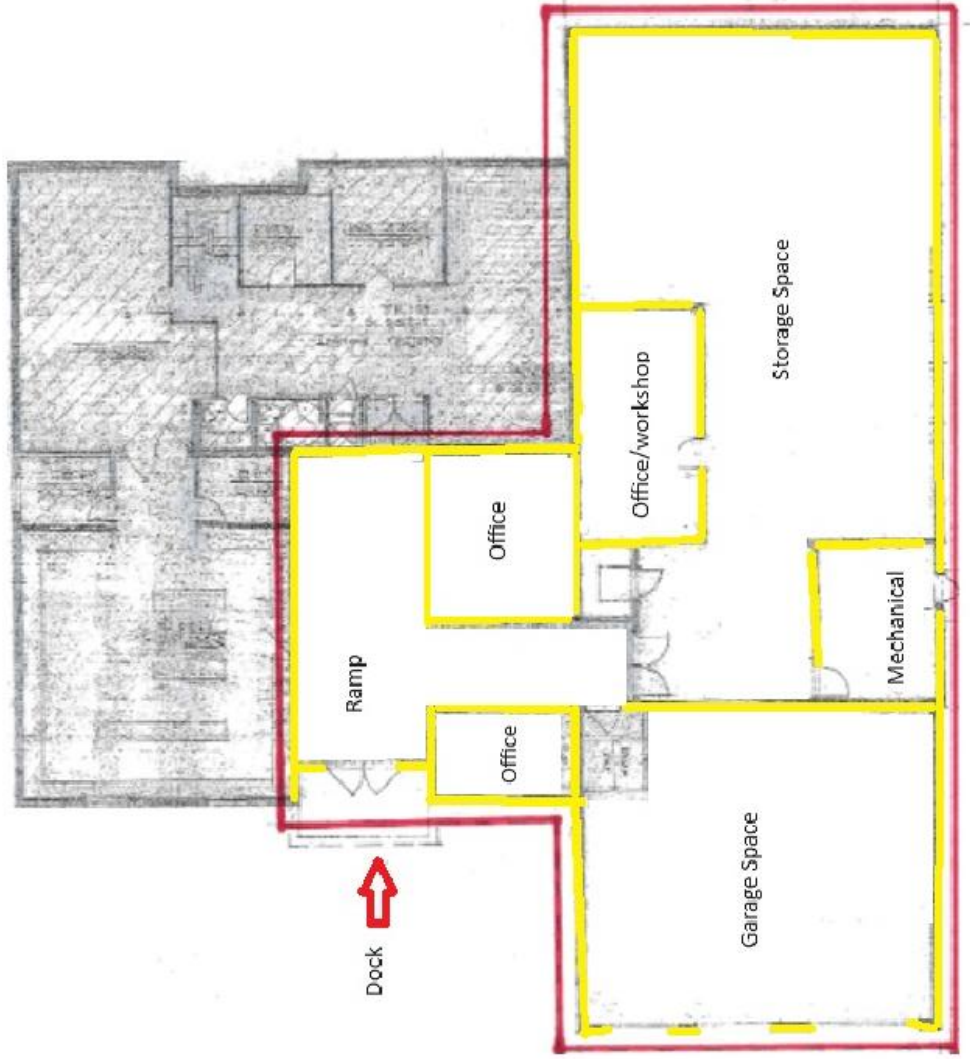
Directions: **Rt 17, exit 120, right-211, left Tower Drive, Right on Industrial Drive.**

Prepared By: Charles B. Emanuel

Date Printed: 12/11/2023







Dock

Ramp

Office

Office

Office/workshop

Mechanical

Garage Space

Storage Space



Drive-in, Roll-up Door # 1



Drive-in, Roll-up Door # 2



Drive-in, Roll-up Door # 3

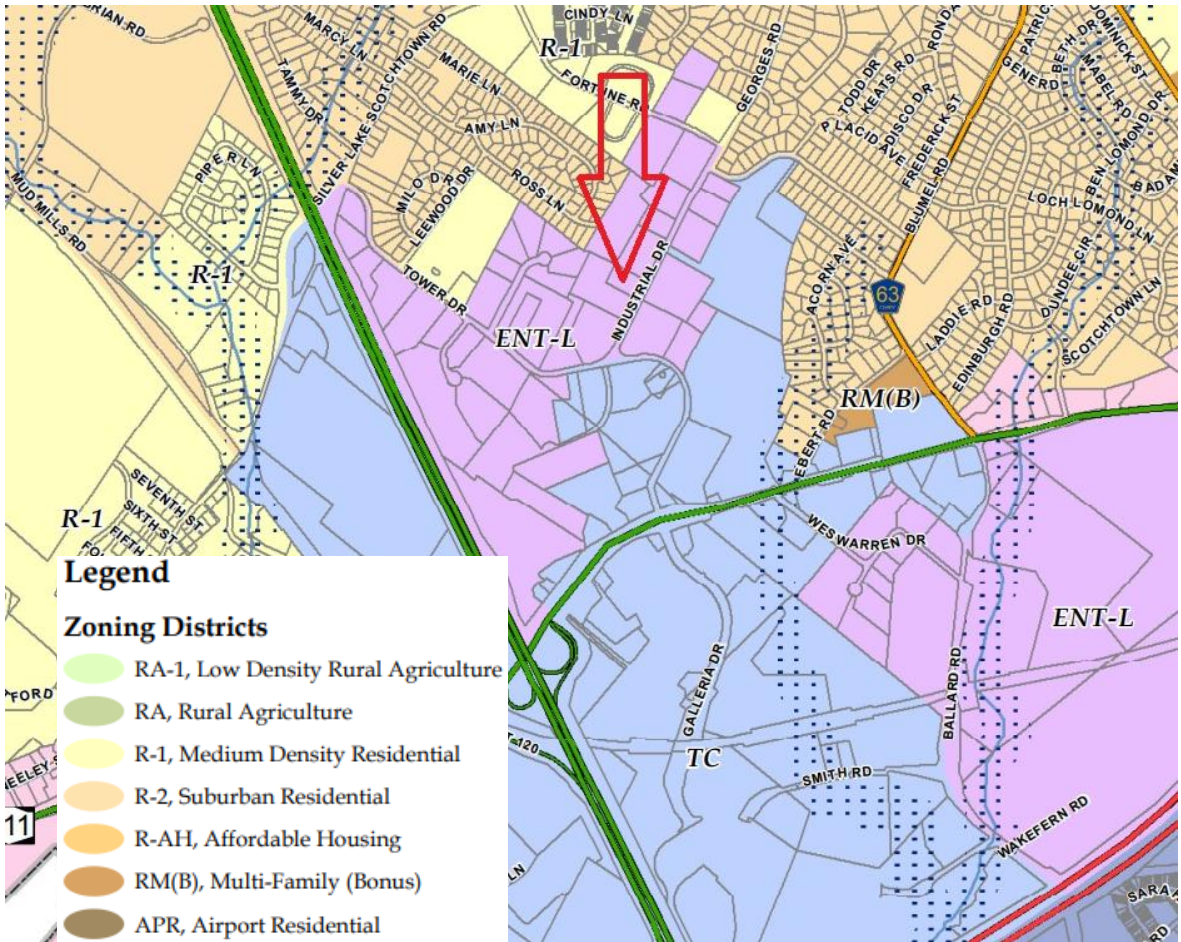
# Tax Map



## 20 Industrial Drive Middletown, NY 10941

City/Town	Wallkill
School District	Pine Bush
Tax ID	335200-041-000-0001-086.200-0000
County	Orange
S-B-L	41-86-1
Property Class	Light Industrial, Office, Warehouse
Real Estate Taxes	\$31,807
Building Size	12,750
Available Sspace	5,200
Zoning	Ent-L
Flood Zone	Not in Flood Zone
Road Frontage Industrial	189'
Property Depth	336'
Property size acres	1.5
Property size sq/ft	65,340
Parking	Lot Parking 25+ spaces
Parcel	Sloping, Irregular
Year Built	1981 estimated, renovated 1990
Use	Light Industrial, Office, Warehouse
% Improved	89%
Construction	Brick,Block
Heating Fuel	Natural Gas
Water	Municipal Water
Sewer	Municipal Sewer
Central Air	Partial
Heating System Type	Forced Air
Docks	One
Drive-in Roll-up Doors	Three
Ceiling Height	13'





**Legend**

**Zoning Districts**

- RA-1, Low Density Rural Agriculture
- RA, Rural Agriculture
- R-1, Medium Density Residential
- R-2, Suburban Residential
- R-AH, Affordable Housing
- RM(B), Multi-Family (Bonus)
- APR, Airport Residential
- NC, Neighborhood Commercial
- TC, Town Center
- O/R, Office and Research
- HC, Highway Commercial
- ENT-L, Light Enterprise
- ENT, Enterprise
- Floodplain & Environmental Subdistrict
- Interstate
- State Roads
- County Roads
- Lakes
- Rivers & Streams
- Parcels (April 2009)
- Municipal Boundaries

# Zoning

# Light Enterprise Zoning -Permitted & Special Permit Use

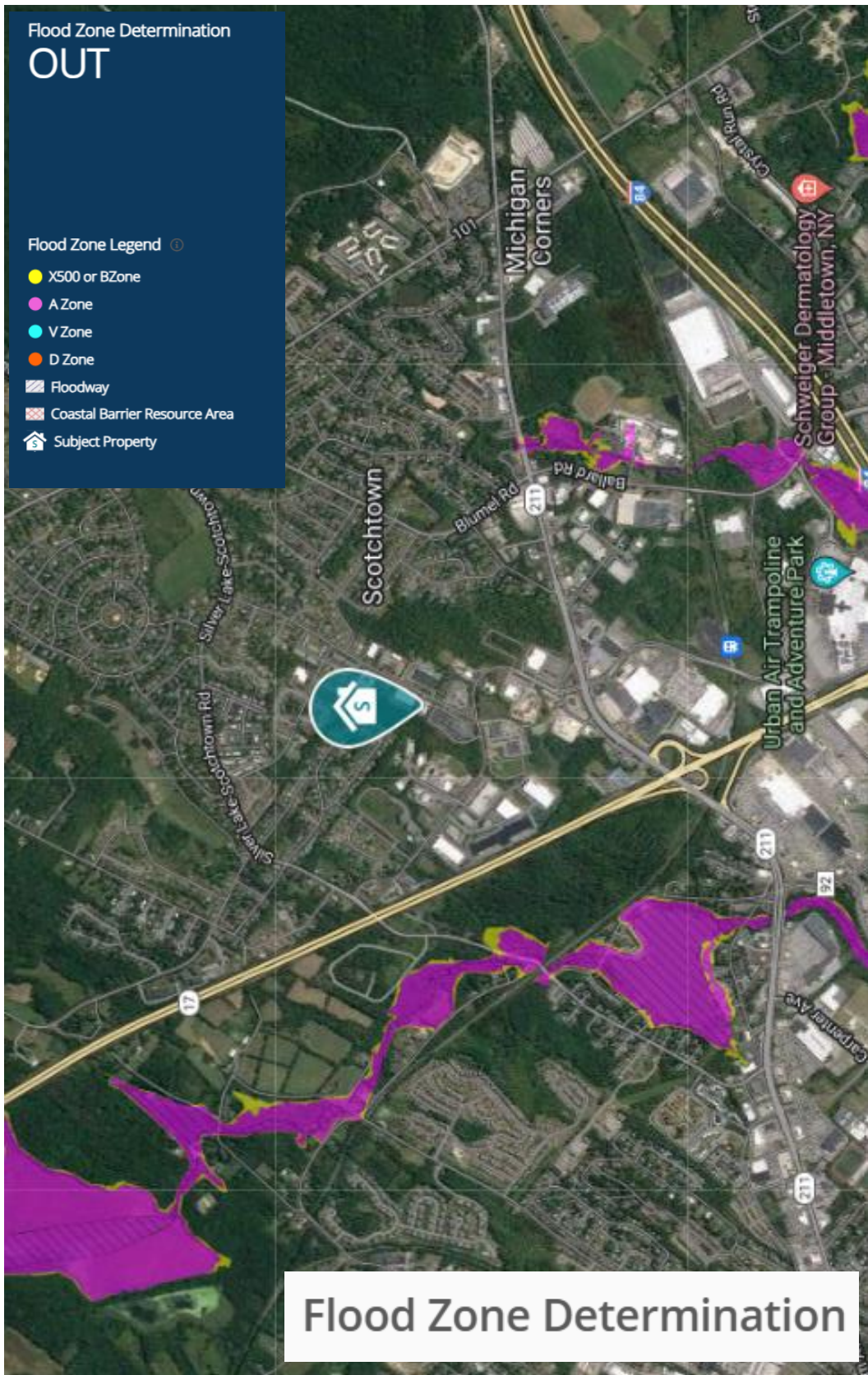
- A.** Purpose. The Light Enterprise District is intended primarily to accommodate research- and development-oriented industries as well as distribution and manufacturing uses which do not include adverse effects from smoke, noise, odors, dust and dirt. This district is designed to attract and encourage uses that generally do not require processes associated with heavy industry and large-scale production. This district is also intended to accommodate several different forms of adult uses which serve as an outlet for free expression in the Town of Wallkill while also protecting the health, safety and general welfare of the community by mitigating the potential adverse secondary effects of such uses, as further regulated in Chapter **59** of the Town Code of the Town of Wallkill.
- B.** Permitted uses.
- (1) Financial institutions.
  - (2) Offices.
  - (3) Public uses.
  - (4) Places of worship.
- C.** Special permit uses.
- (1) Adult entertainment uses, subject to the further requirements of Town Code Chapter **59**, entitled "Adult Entertainment," including, without limitation, Article I thereof, entitled "Locational Restrictions."
  - (2) Car washes.
  - (3) Commercial recreation.
  - (4) Day care and nurseries.
  - (5) Eating and drinking establishments.
  - (6) Funeral parlors and mortuaries.
  - (7) Gasoline filling and service stations.
  - (8) Hospitals.
  - (9) Hotels/motels.
  - (10) Manufacturing and production, light.
  - (11) Motor vehicle sales and rental establishments.
  - (12) Motor vehicle repair establishments.
  - (13) Retail.
  - (14) Research facilities.
  - (15) Self storage.
  - (16) Service and repair shops.
  - (17) Veterinary hospitals.
  - (18) Warehouses.
  - (19) Wholesale establishments.



# Flood Zone Determination OUT

## Flood Zone Legend

- X500 or BZone
- A Zone
- V Zone
- D Zone
- ▨ Floodway
- ▨ Coastal Barrier Resource Area
- 🏠 Subject Property



Flood Zone Determination



# Location

