

**FOR SALE**



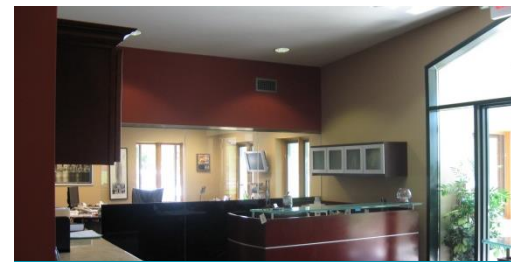
**FIRST CLASS BUILDING | When Only the Best Will Do**  
**Orange County Retail Hub Location**

Cushman & Wakefield | Pyramid Brokerage Company is pleased to offer For Sale this Class "A" building located in a very busy area of Middletown, NY. The property is on Dolsontown Road in close proximity to Interstate 84 (I-84), sited between NY Route 211 and Route 17M, as well as close to NY Route 17, the soon-to-be Interstate 86 (I-86). This is an ideal, high-traffic, commercial location that is close to everything! Located in one of Orange County's retail hub areas amongst local, regional power shopping centers, this is a perfect spot for any kind of retail, service business, warehousing and distribution.

Sited on 2 acres with a gated entry, the 8,000 square foot building has too many extras to list, but it has it all! It is in move-in ready condition with nothing else needed! The building offers 4 large overhead drive-in doors for very easy access. The office area includes a full, large bathroom with shower, plus there is an additional bath in the shop area.

For additional information or to schedule an appointment, please contact John Coladonato at 845-258-8424.

**SALE OFFERING \$975,000**



**OFFICE**



**SHOP AREA**

For more information, please contact:

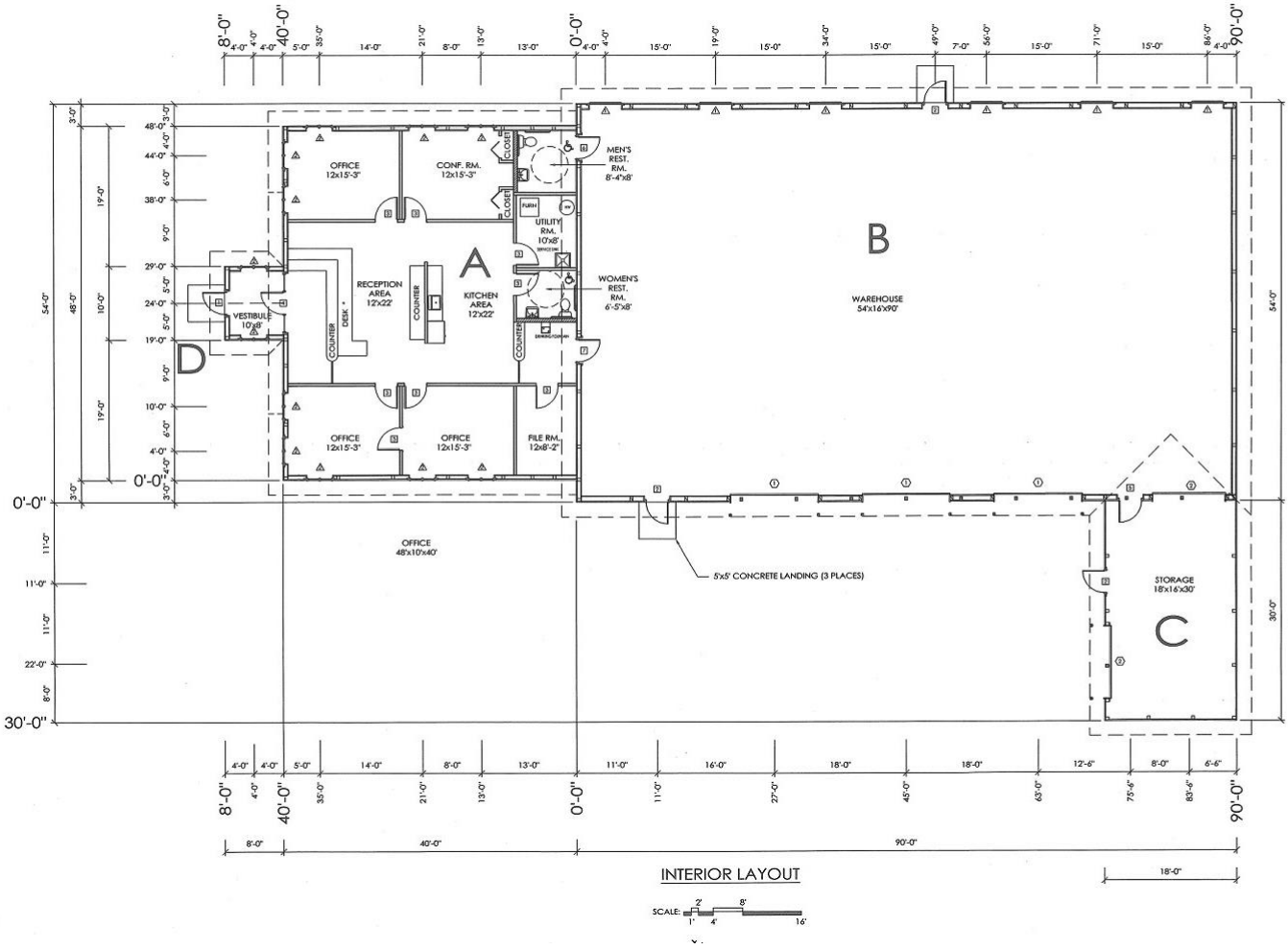
**John Coladonato**  
**Real Estate Salesperson**

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**FLOOR PLAN**



BUILDING A- 48x10x40' OFFICE  
 BUILDING B- 54x16x90' WAREHOUSE  
 BUILDING C- 18x16x30' STORAGE  
 BUILDING D- 10x8' VESTIBULE

For more information, please contact:

**John Coladonato**  
 Real Estate Salesperson  
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