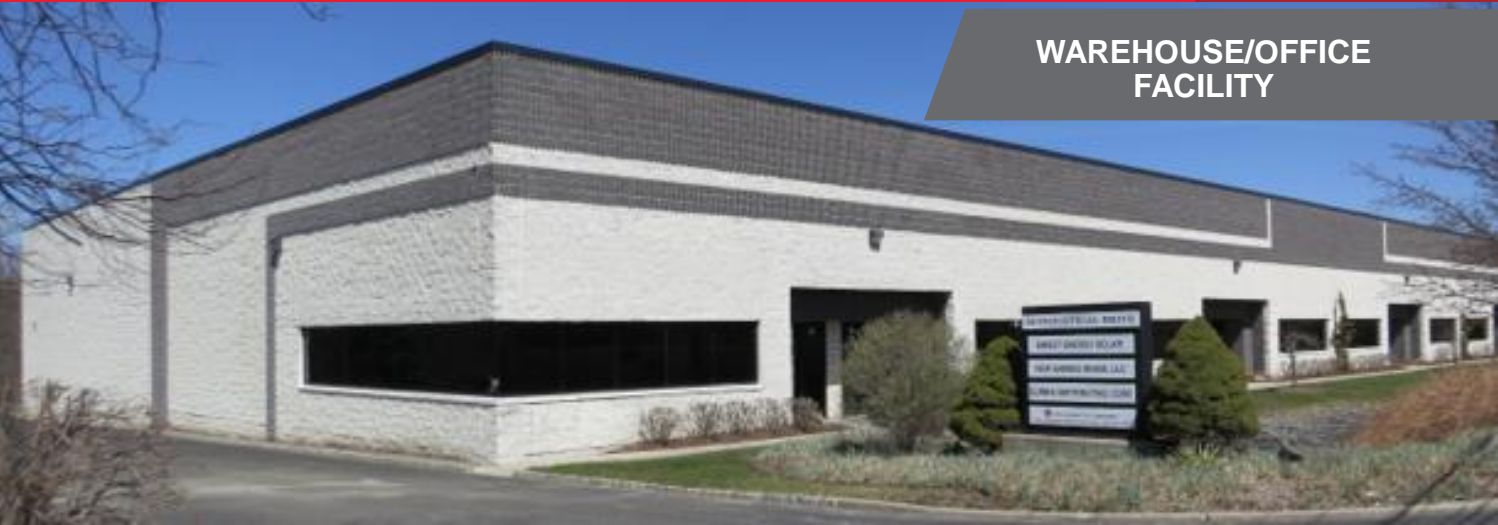


FOR SUBLEASE

28 Industrial Drive

Town of Wallkill, (Orange County), NY

WAREHOUSE/OFFICE  
FACILITY

## WAREHOUSE, & OFFICE FACILITY FOR SUBLEASE ±15,875 Sq. Ft.

### PROPERTY DESCRIPTION:

±15,875 sq. ft. portion of the ±45,000 sq. ft. single-level steel frame and masonry industrial and office building in great condition. ±1,075 sq. ft. of total leasable space is office.

- **COLUMN SPACING:** 40ft.x36 ft.
- **CEILING HEIGHTS:** 22 ft. clear in warehouse
- **LOADING:** 3 tailgate-level doors with levelers
- **UTILITIES:** Water/sewer: Municipal, Town of Wallkill  
Electric: 1200 amp service (480/277 volt, 3 phase,4-wire)  
HVAC: Ceiling-hung natural gas-fired unit heaters in warehouse & mounted HVAC unit for office.
- **LOCATION:** 28 Industrial Drive, Town of Wallkill (Middletown post office), New York. 3 min. drive to NY Route 17, Exit 120, 5 min. drive to I-84, 15 min. drive to NY State Thruway 87, 50 min. drive to Tappan Zee Bridge.
- **TAXES & CAM:** Current property taxes and annualized common area charge total about ±\$2.25 per sq. ft.
- **RENT:** Asking ±\$6.50 per sq. ft. triple net for space in “as is” condition
- **POSSESSION:** Immediate



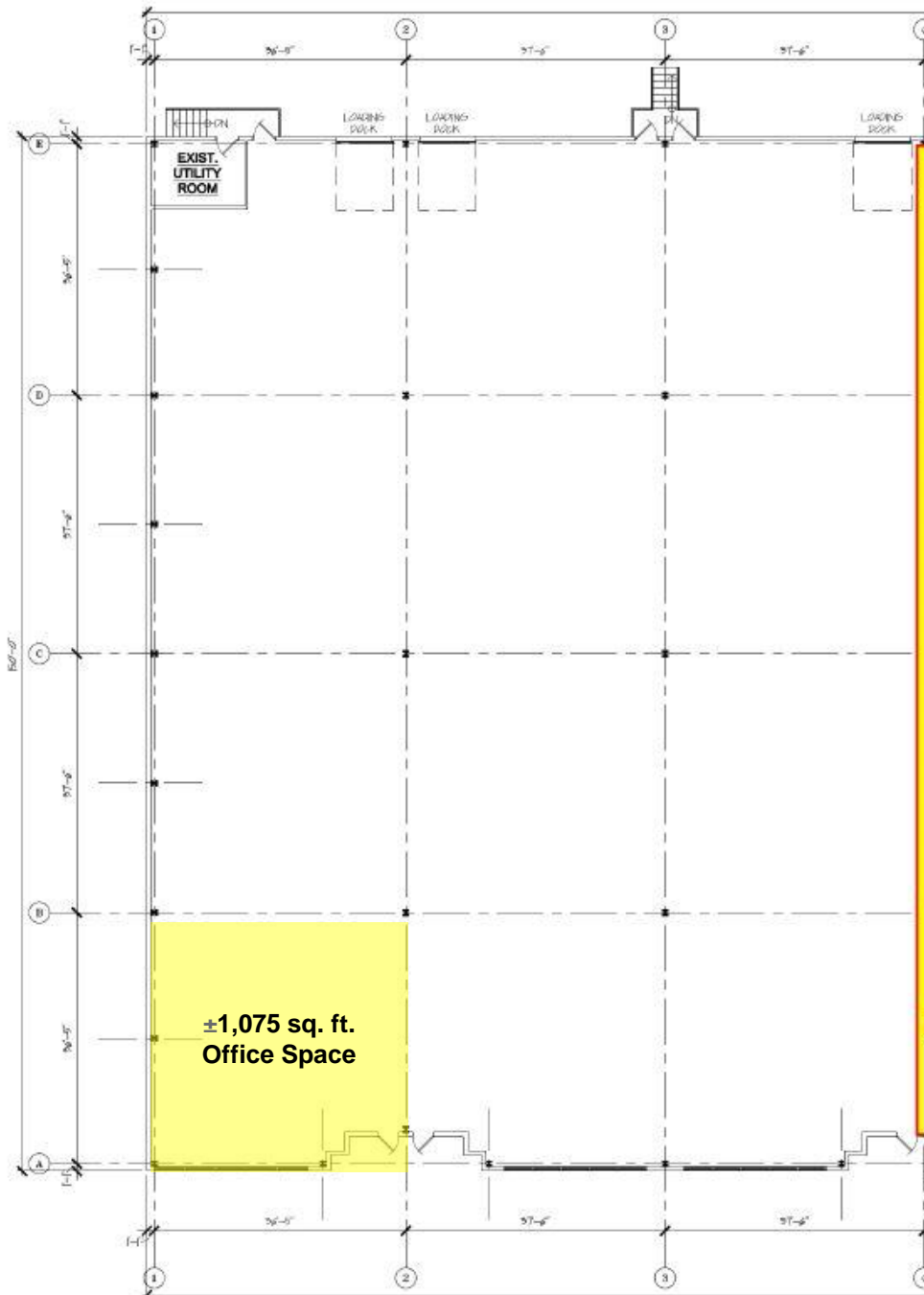
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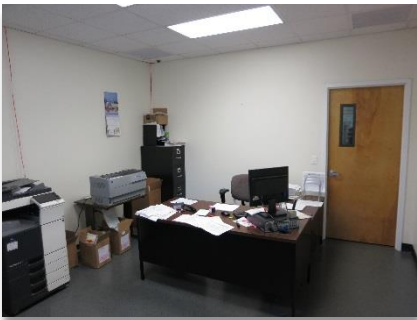
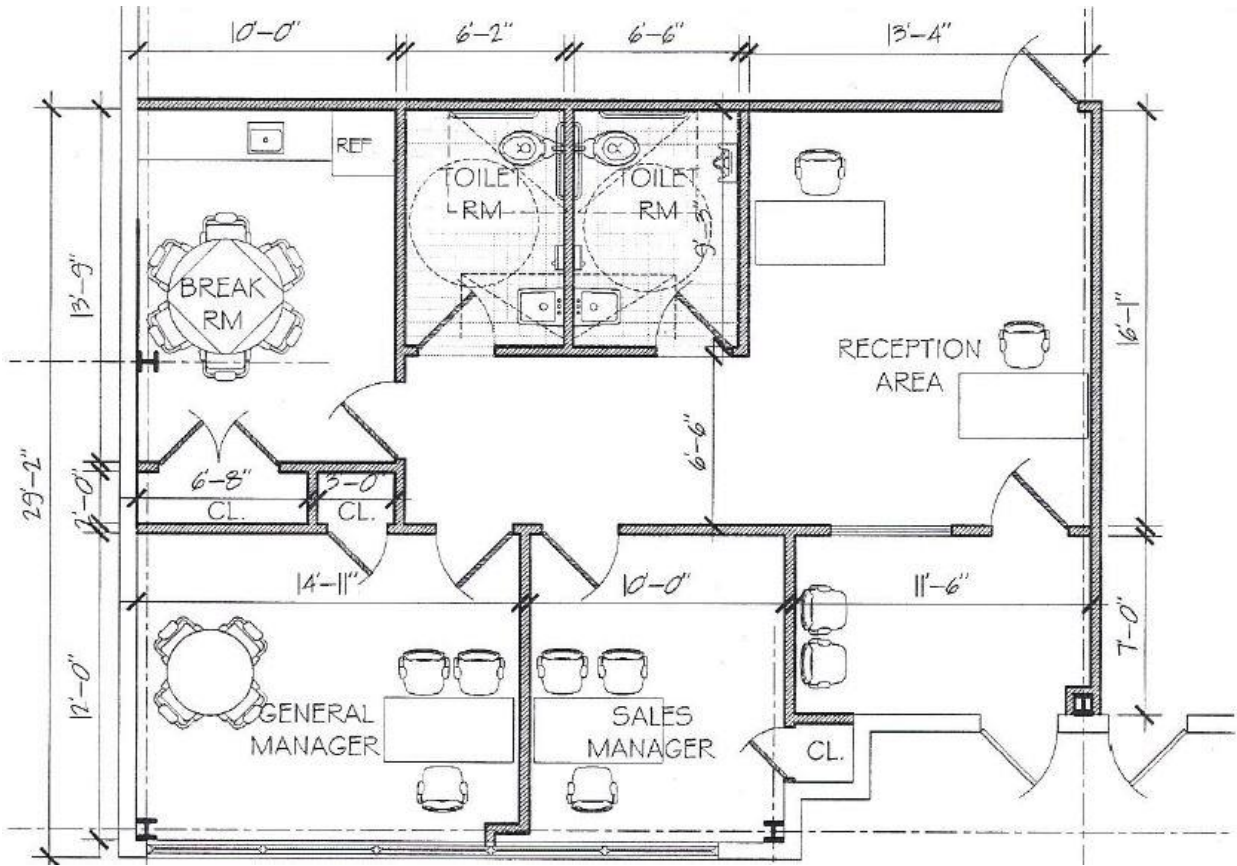


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Reception Area



Break Room



Office hallway

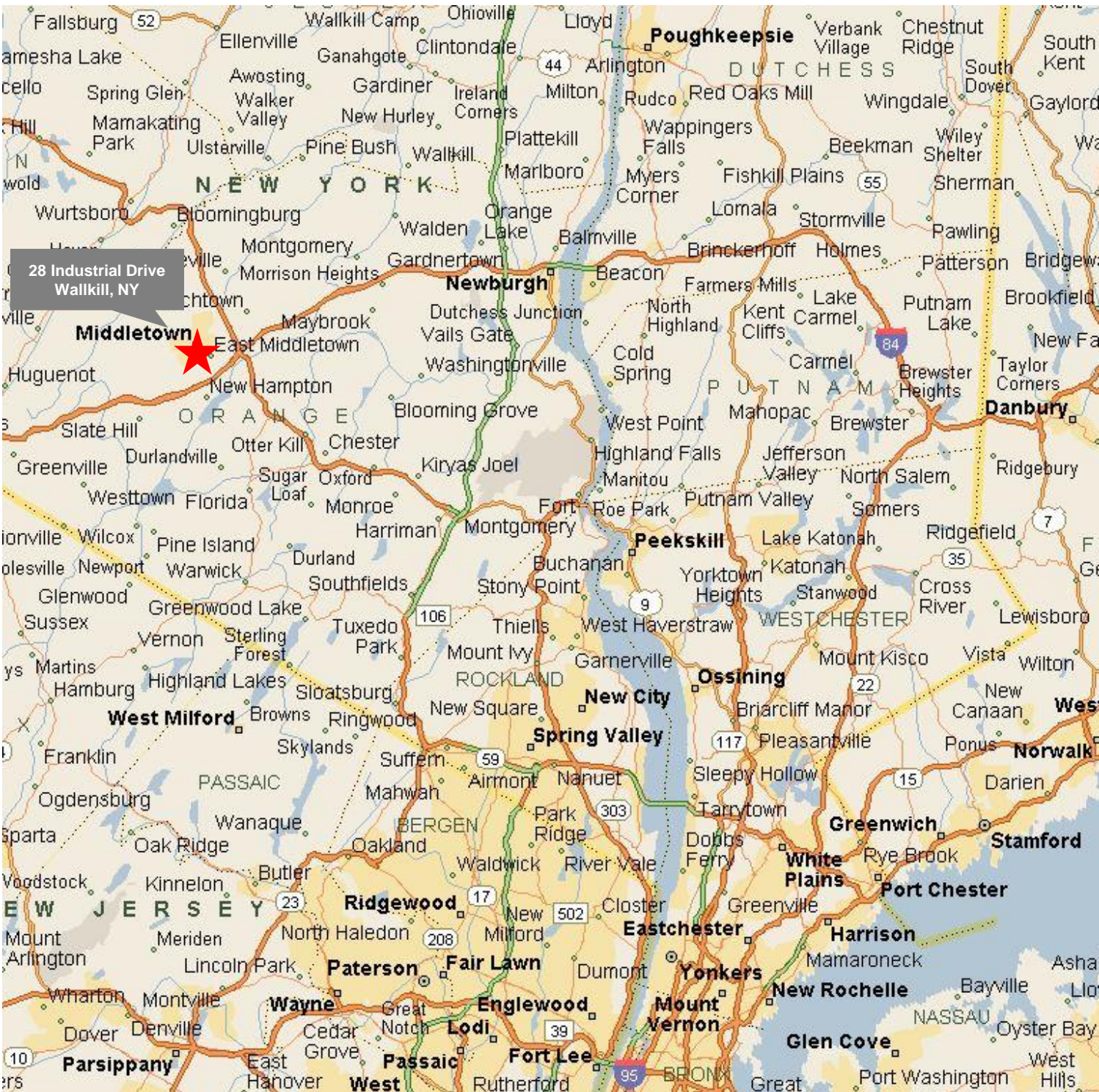
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