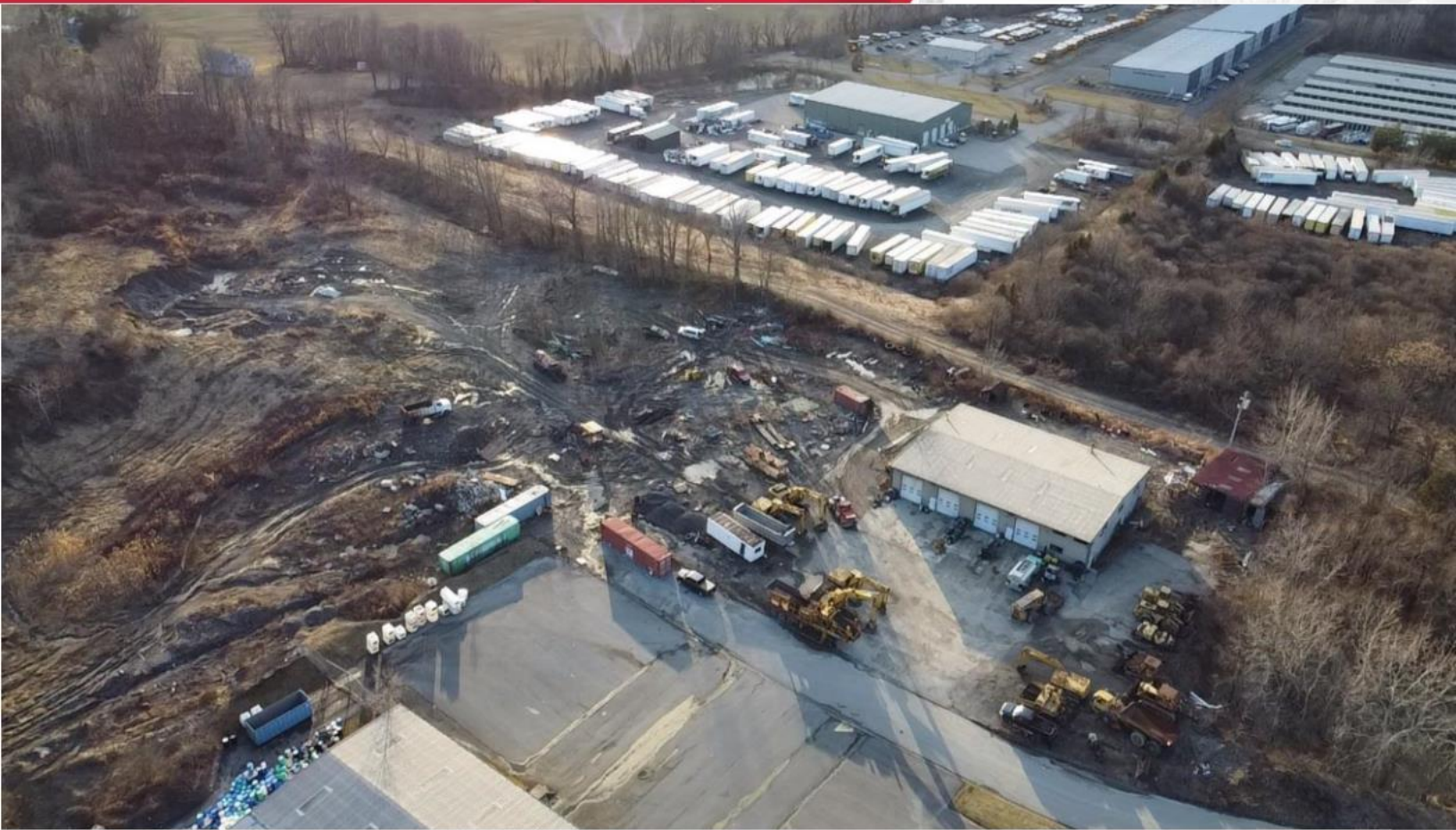
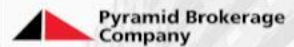


FOR SALE OR LEASE

±8,200 SF Warehouse | 17.4 Acres

9 Musket Court, Goshen, NY 10958



## ±8,200 Warehouse on 17.4 Acres

### Highlights

- 8,200± SF existing shop
- 17.4 Acres
- 102' x 70' shop – with parts room and 2<sup>nd</sup> floor office
- 4 Drive-in doors on one end; 2 double-wide doors on the other end
- Full-size doors to accommodate trucks and tractor-trailers - roughly 14 ft.
- Shop floors are designed for heavy equipment
- Heated floors in shop
- Zoned Industrial
- Clean Environmental Phase 1 & 2
- Septic is functional – report available
- Well onsite – test results available



For more information and pricing, please contact:

**JAMES DESIMONE**

Associate Real Estate Broker

+1 845 596 9092 (Mobile)

[jdesimone@pyramidbrokerage.com](mailto:jdesimone@pyramidbrokerage.com)

356 Meadow Avenue, 2<sup>nd</sup> Floor  
Newburgh, New York 12550  
+1 845 522 5900  
[pyramidbrokerage.com](http://pyramidbrokerage.com)

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

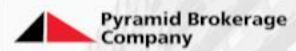
Cushman & Wakefield Copyright 2022. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.



FOR SALE OR LEASE

±8,200 SF Warehouse | 17.4 Acres

9 Musket Court, Goshen, NY 10958



## BASE SURVEY



For more information and pricing, please contact:

**JAMES DESIMONE**  
Associate Real Estate Broker  
+1 845 596 9092 (Mobile)  
jdesimone@pyramidbrokerage.com

356 Meadow Avenue, 2<sup>nd</sup> Floor  
Newburgh, New York 12550  
+1 845 522 5900  
pyramidbrokerage.com