

**FOR SUBLEASE**

±20 Acres Industrial Outdoor Storage (IOS) & Outdoor Parking Available for Sublease

Highlights

Outdoor Parking / Storage Acres:	±57
Available OPS Acres for Sublease:	±20
Zoning:	CI (Commercial Industrial)
CAT-Certified Truck Scale Zone:	Yes
Master Lease Expiration:	2053

Site Improvements

- Developed IOS/OPS yard
- Paved circulation lanes
- Compacted gravel trailer/storage areas
- 100% fenced

Access

- ±1.5 miles to Route 17
- ±30 miles to I-84
- ±45 miles to I-87 (NYS Thruway)



EXCLUSIVE CONTACT

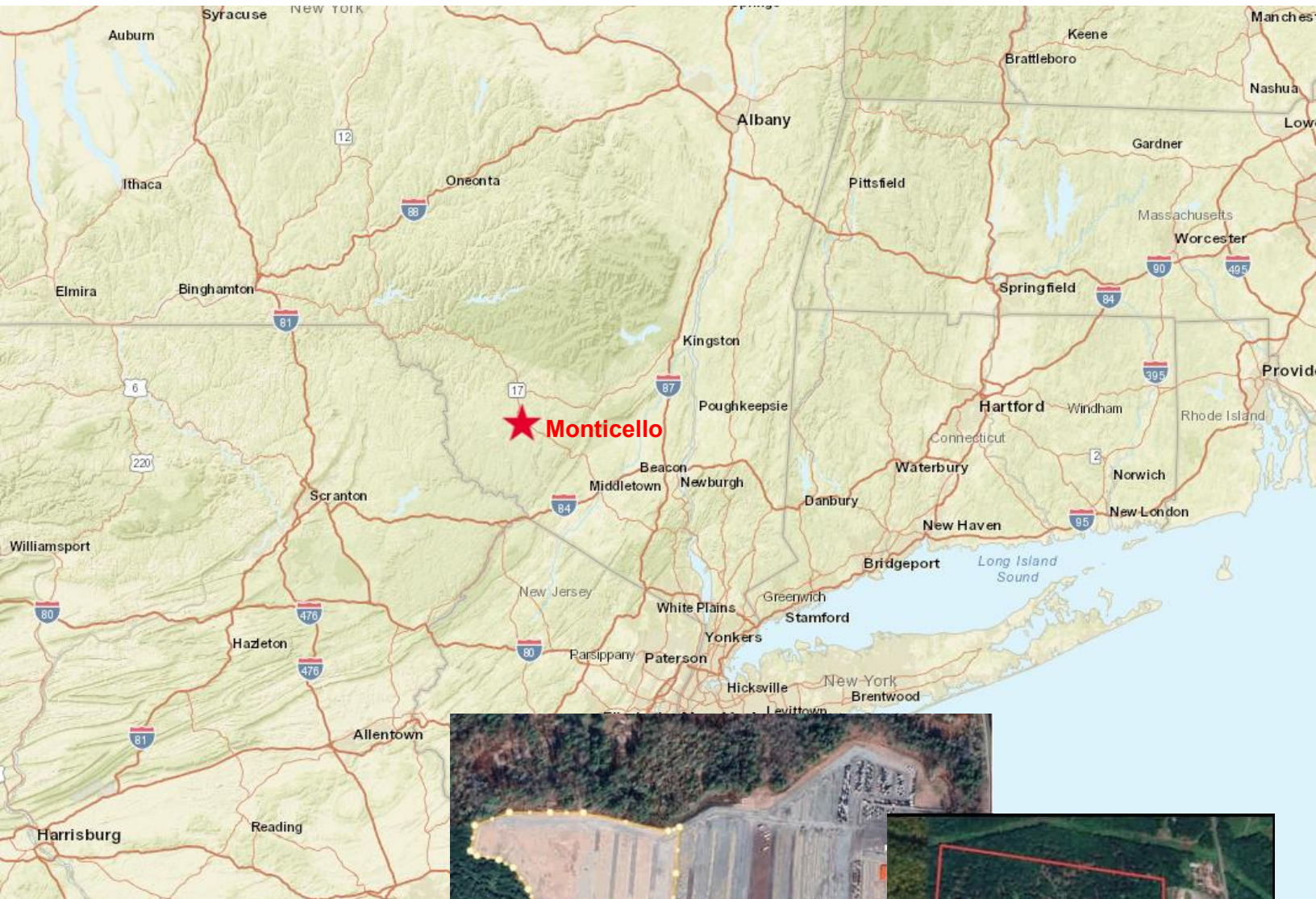
James DeSimone, SIOR
Associate Real Estate Broker

+1 845 787 1379 Direct

+1 845 596 9092 Mobile

jdesimone@pyramidbrokerage.com

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



**Potential
separate
access**

**137.81 Gross Acres
59.94 OP Acres**

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