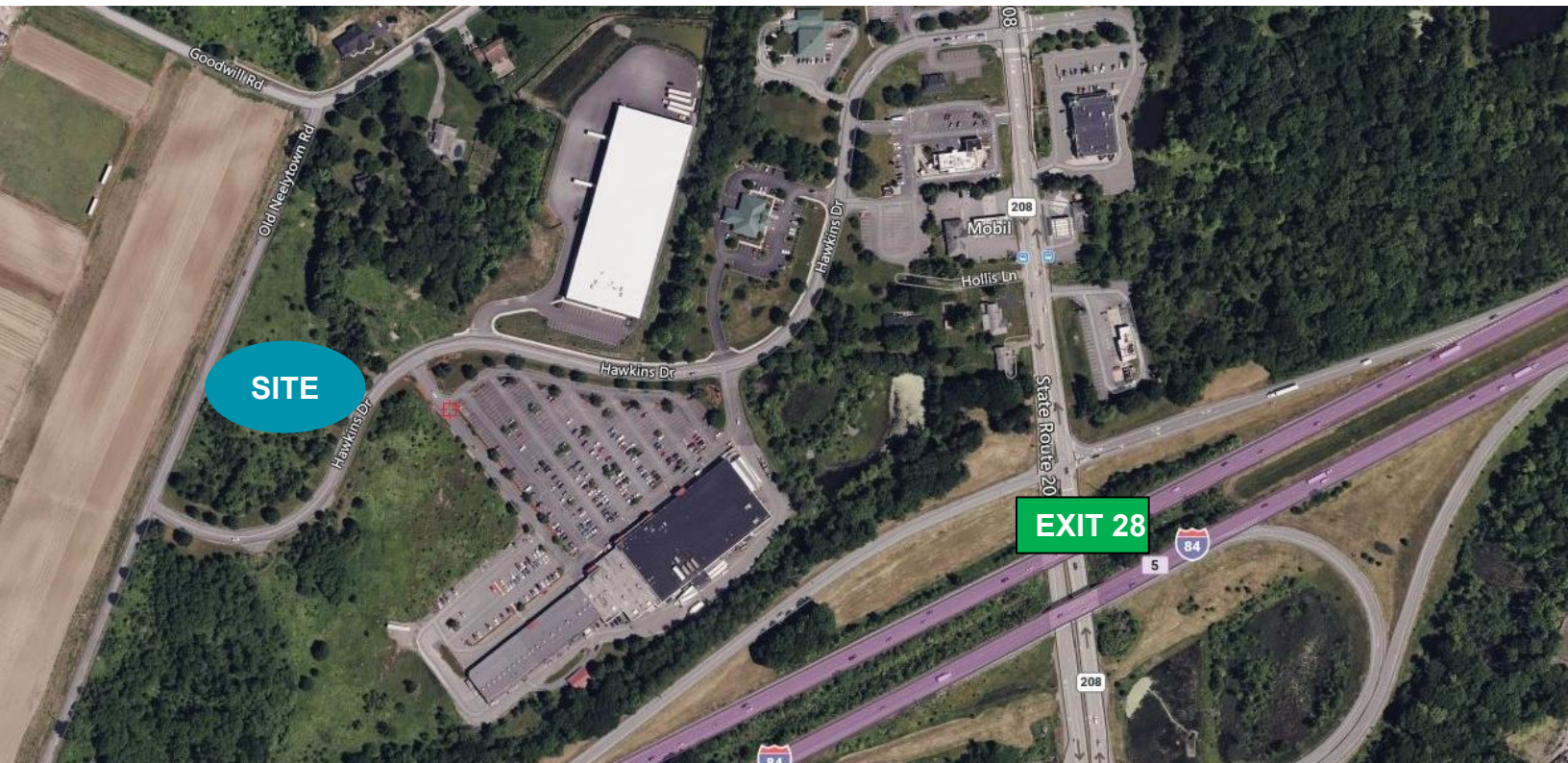




FOR SALE

4.0 ACRE INDUSTRIAL / COMMERCIAL LOT

Property Highlights

- Located on Hawkins Drive in the Town of Montgomery across from Shop-Rite anchored shopping center and adjacent to existing and planned industrial buildings.
- Quick access to Interstate 84 (I-84) – only ½ mile to Exit 28. 10-minute (8.5 miles) drive to Interstate 87 (NYS Thruway) Exit 17 in Newburgh.
- Zoned “B-1 Regional Commercial” which offers a wide range of uses including hotel, commercial, and industrial. Click [HERE](#) for Zoning regulations.
- Access to municipal water and sewer, and natural gas.
- See page 3 for sample concept site plan for 39,500 sq. ft. multi-tenant industrial building. Many other configurations possible.

SALE PRICE: \$880,000



Location/Traffic Highlights:

1/2 Miles from Exit 28, I-84:

- 54,036 AADT
- 10,397 AADT (Truck)

8.5 Miles from Exit 17, I-87:

- 39,883 AADT
- 7,301 AADT (Truck)

75 miles from New York City

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**Pyramid Brokerage
Company**

COMMERCIAL LAND FOR SALE

Hawkins Dr. & Old Neelytown Rd.

Town of Montgomery, NY



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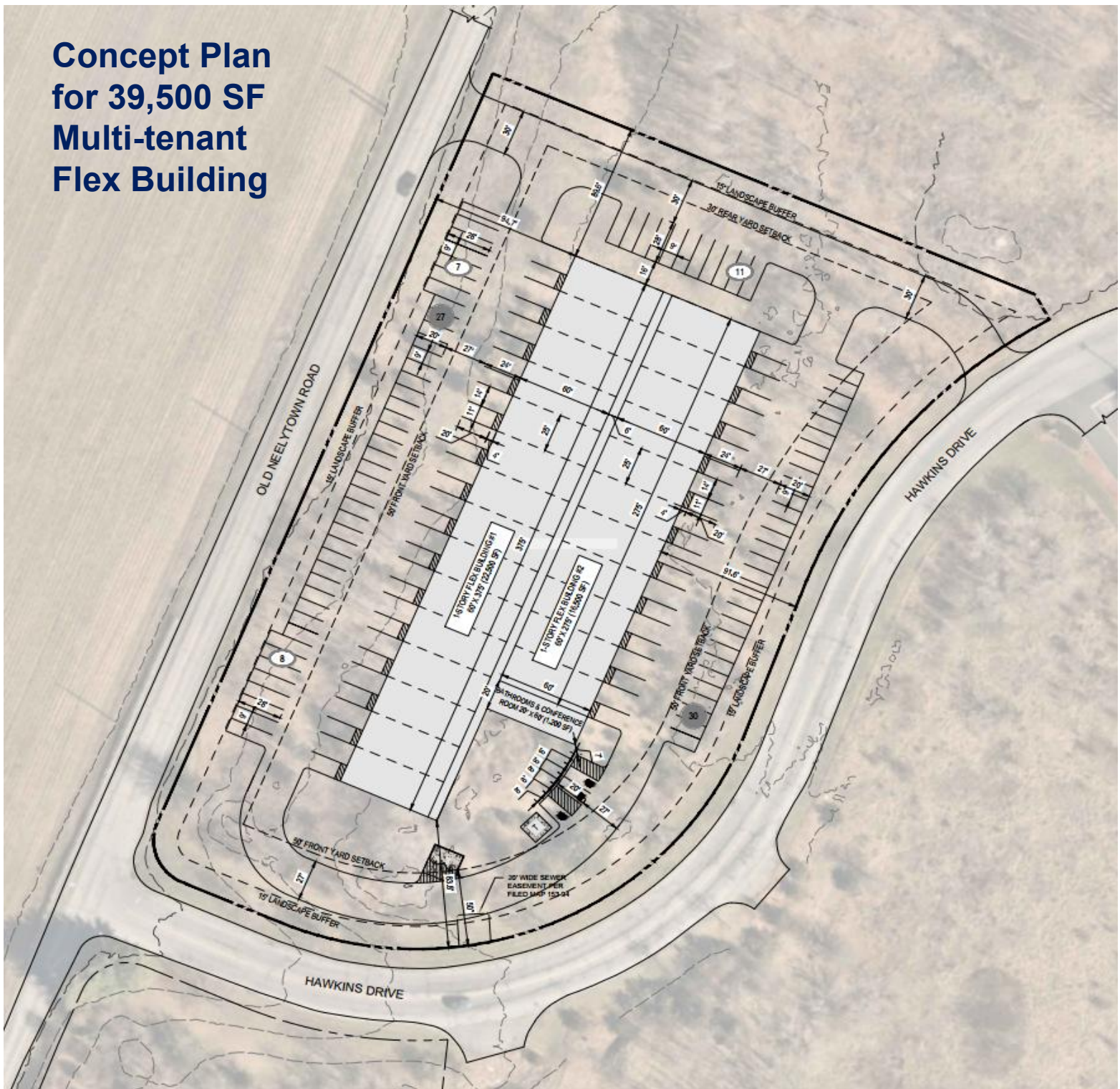
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Concept Plan for 39,500 SF Multi-tenant Flex Building



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REGIONAL MAP**EXCLUSIVE CONTACT**

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