CUSHMAN & WAKEFIELD | Pyramid Brokerage Company

150 Coldenham Road
Walden (Orange County), NY

WAREHOUSE / MANUFACTURING / OFFICE FACILITY

82,000 Sq. Ft. Building on ±14.4 Acres | Divisible to 10,000 - 30,000 Sq. Ft.

Sale Price: $9,000,000 | For Lease: $7.95 PER SQ. FT. NNN

Property Highlights

- 82,000 sq. ft. steel frame and masonry building with 4 tailgate doors, one drive-in door, & one door for trash compactor. 17' clear height ceiling in majority of industrial area. 2000-amp electric service. 135 car parking spaces. 100% sprinklered. Property served by municipal sewer and water, and natural gas.
- Divisible to 10,000 - 30,000 sq. ft.
- Owner will leaseback 30,000 sq ft.
- Only ±55 air miles northwest of Times Square in New York City in fast-growing Orange County with quick access to NYC, Westchester County, Long Island, and northern and central NJ via extensive highway network.
- Good highway access: ½ mile to N.Y. Route 208 and 2 miles to N.Y. Route 17K, 7 miles to N.Y. Thruway Exit 17 (Newburgh) and 4 miles to Interstate 84 Exit 28 (Montgomery). 30-minute drive to Monroe, NY; 45-minutes to Mahwah, NJ; 60 minutes to Governor Cuomo Bridge, and 70 minutes to George Washington Bridge.

EXCLUSIVE CONTACT

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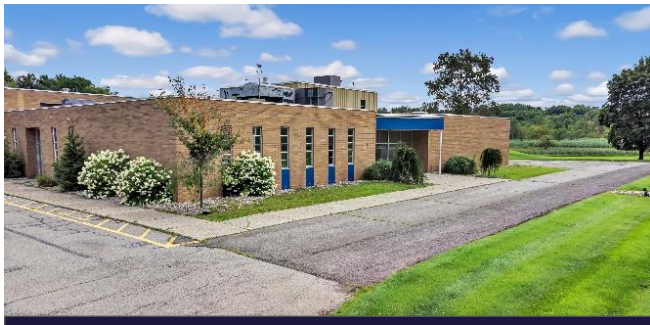
Loading & Access

- 4 tailgate docks – 1 (one) 12’ x 12’ and 3 (three) 8’ x 10’
- Drive-in door – 5’ W x 9’ H
- 135 Surface parking spaces

Mechanical & Electrical

- 2,000 amp / 3-phase / 240V power service
- Municipal water, sewer & gas
- 100% wet sprinkler system
- Heating – ceiling-hung gas units
- HVAC – roof-mounted units (office areas)
- Fiber internet



Office Area from West

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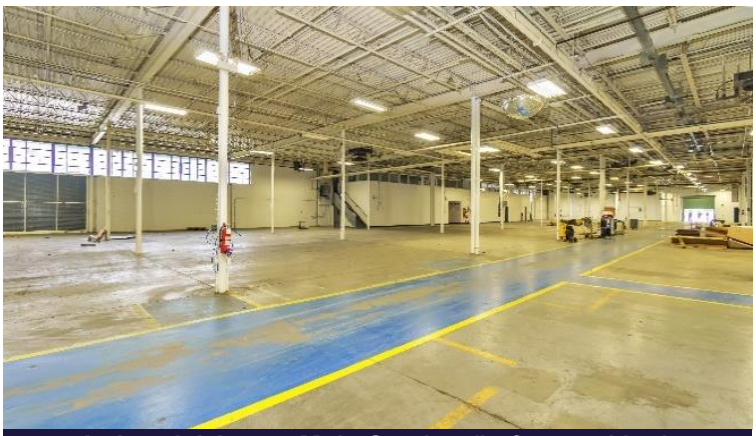
Loading Area – North wall

Loading Area – West wall of Main Section



Industrial Area – Main Section (before racking)

Industrial Area – Main Section – Existing racking

Heavy Electrical Service – 2000 amps

Loading Area - North wall of main section

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SITE PLAN

Space Breakdown

Main Section

- 44,500 sq. ft.
- 17' clear
- Columns 26' x 22'
- 3 Docks
- 1 Drive-In

North Section

- 6,500 sq. ft.
- 12'-14'8" clear
- Columns 30' x 20'
- 1 Dock

Office Wing

- 8,800 sq. ft. ground floor
- 1,200 sq. ft. 2nd floor office
- Conference rooms
- Kitchenettes
- Gym

East Section

- 21,000 sq. ft. (currently leased)

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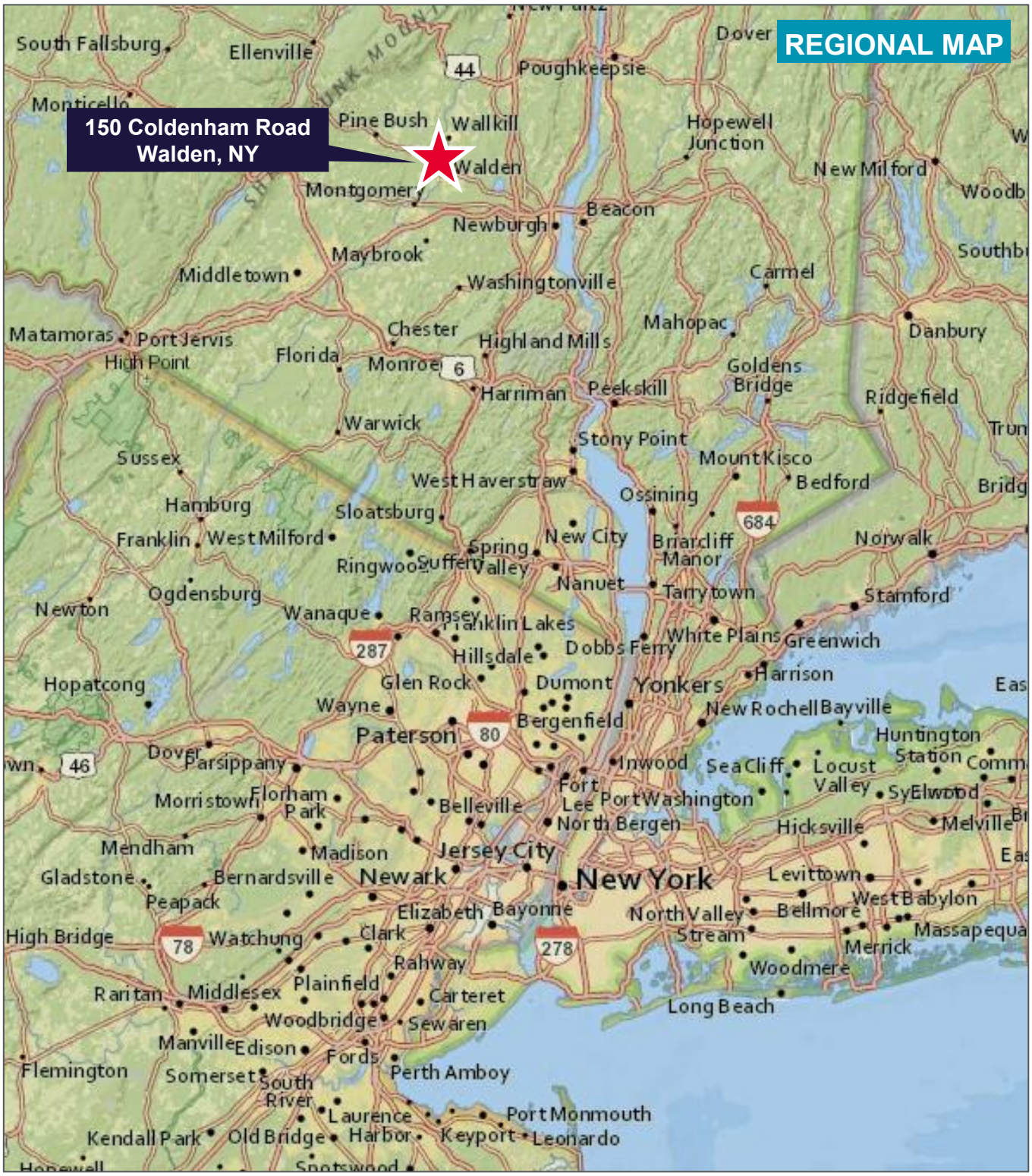

Location

- ½ mile to NY Route 208 • 2 miles to NY Route 17K • 7 miles to NY Thruway Exit 17 • 4 miles to I-84 Exit 28
- 30 minutes Monroe, NY • 45 minutes Mahwah, NJ • 60 minutes Gov. Cuomo Bridge • 70 minutes GWB
- ±55 air miles from Midtown Manhattan

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