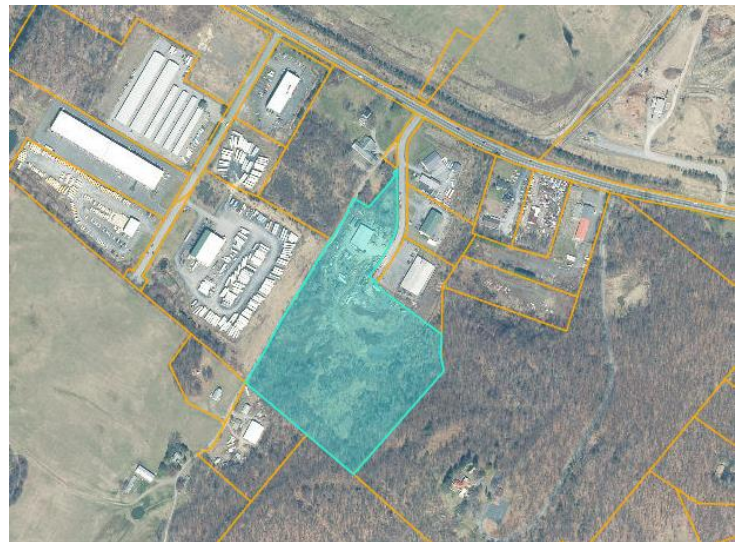


**FOR SALE OR LEASE**

±8,200 SF WAREHOUSE ON 17.4 ACRES

Property Highlights

- 8,200± SF existing shop
- 17.4 Acres
- Zoned Industrial
- Clean Environmental Phase 1 & 2
- 102' x 70' shop – with parts room and 2nd floor office
- 4 Drive-in doors on one end; 2 double-wide doors on the other end
- Heated floors in shop
- Shop floors are designed for heavy equipment
- Full-size doors to accommodate trucks and tractor-trailers - roughly 14 ft.
- 2023 Taxes: \$43,470



EXCLUSIVE CONTACT

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BASE SURVEY
NOTES:

1. THIS SURVEY IS SUBJECT TO ANY FINDINGS OF A TITLE SEARCH.
2. SUBSURFACE STRUCTURES AND UTILITIES NOT VISIBLE AT THE TIME OF SURVEY HAVE NOT BEEN SHOWN.
3. REFERENCES:
MAP ENTITLED "A LOT SUBDIVISION, LARGES OF STEVEN & CAROL GAFFNEY, TOWN OF GOSHEN, ORANGE COUNTY, NEW YORK," DATED FEBRUARY 7, 1995, LAST REVISED JUNE 18, 1995 AND FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON DECEMBER 28, 1995, AS FILED MAP NO. 241-95.
MAP ENTITLED "LOT LINE CHANGE, FOR STEVEN & CAROL GAFFNEY, TOWN OF GOSHEN, ORANGE COUNTY, NEW YORK," DATED AUGUST 10, 1996, LAST REVISED 3, 1999 AND FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON MARCH 18, 2001, AS FILED MAP NO. 50-01.
MAP ENTITLED "SURVEY & SITE TOPOGRAPHY OF PROPERTY PREPARED FOR GERBESON & HORTON, SMALL-SCALE DEVELOPMENT, TOWN OF GOSHEN, ORANGE COUNTY, NEW YORK," DATED SEPTEMBER 28, 2004, LAST REVISED MAY 1, 2007 AND FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON JUNE 26, 2007, AS FILED MAP NO. 656-07.
MAP ENTITLED "SUBDIVISION OF PROPERTY FOR MOWEN & SCOLZA, TOWN OF GOSHEN, ORANGE COUNTY, NY," DATED NOVEMBER 2, 1998 AND FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON MARCH 1, 1999, AS FILED MAP NO. 45-98.
MAP ENTITLED "LOT LINE CHANGE FOR MARG HOLDINGS OF OC INC & MOWEN, TOWN OF GOSHEN, ORANGE COUNTY, NEW YORK," DATED JULY 10, 2010, LAST REVISED AUGUST 1, 2011 AND FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON OCTOBER 24, 2011, AS FILED MAP NO. 255-11.
MAP ENTITLED "SUBDIVISION PLAN, MO-HUDSON VALLEY FEDERAL CREDIT UNION, TOWN OF GOSHEN, ORANGE COUNTY, NEW YORK," DATED JANUARY 2, 2016, LAST REVISED MAY 15, 2016 AND FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON AUGUST 23, 2016, AS FILED MAP NO. 844-16.
4. CONTOURS SHOWN ARE THE RESULT OF AN ACTUAL FIELD SURVEY PERFORMED BY LAND & TULLY ENGINEERING AND SURVEYING, P.C. ELEVATIONS SHOWN ARE BASED ON NAVD83 DATUM.



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