CUSHMAN & WAKEFIELD | Pyramid Brokerage Company

3508 Route 209
Wurtsboro (Sullivan County), NY



10,328± SQ. FT. INDUSTRIAL BUILDING | 3.10± ACRES

Property Summary

The facility has historically operated as a propane bulk plant. Site includes vehicle service infrastructure and outdoor storage areas.

Highlights

Acreage	± 3.10 Acre Industrial site
Total Square Feet:	±10,328 SF Total improvements
Office Area:	±6,860 SF Office / Warehouse building
Service Area:	±3,468 SF Service garage building
Water:	Private well & septic

Location:

- 0.8± Miles to I-86 / NY-17 Exit 113
- 10± Miles to I-87 (NYS Thruway) Exit 16
- 24± Miles to I-84 / I-87 Interchange
- 47± Miles to Stewart International Airport
- 75± Miles to New York City

Offered For Sale: $875,000

EXCLUSIVE CONTACT

James DeSimone, SIOR
Associate Real Estate Broker
+1 845 787 1379 Direct
+1 845 596 9092 Mobile
jdesimone@pyramidbrokerage.com

Paris Liston
Real Estate Salesperson
+1 845 787 1370 Direct
+1 845 541 7550 Mobile
pliston@pyramidbrokerage.com

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

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance
Cushman & Wakefield Copyright 2025. 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.

CUSHMAN & WAKEFIELD | Pyramid Brokerage Company

3508 Route 209
Wurtsboro (Sullivan County), NY

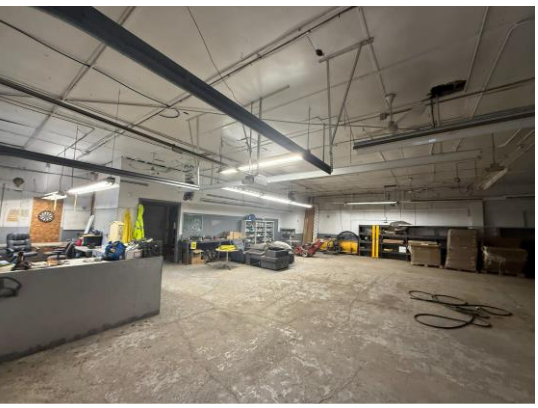
PHOTOS















EXCLUSIVE CONTACT

James DeSimone, SIOR
Associate Real Estate Broker
+1 845 787 1379 Direct
+1 845 596 9092 Mobile
jdesimone@pyramidbrokerage.com

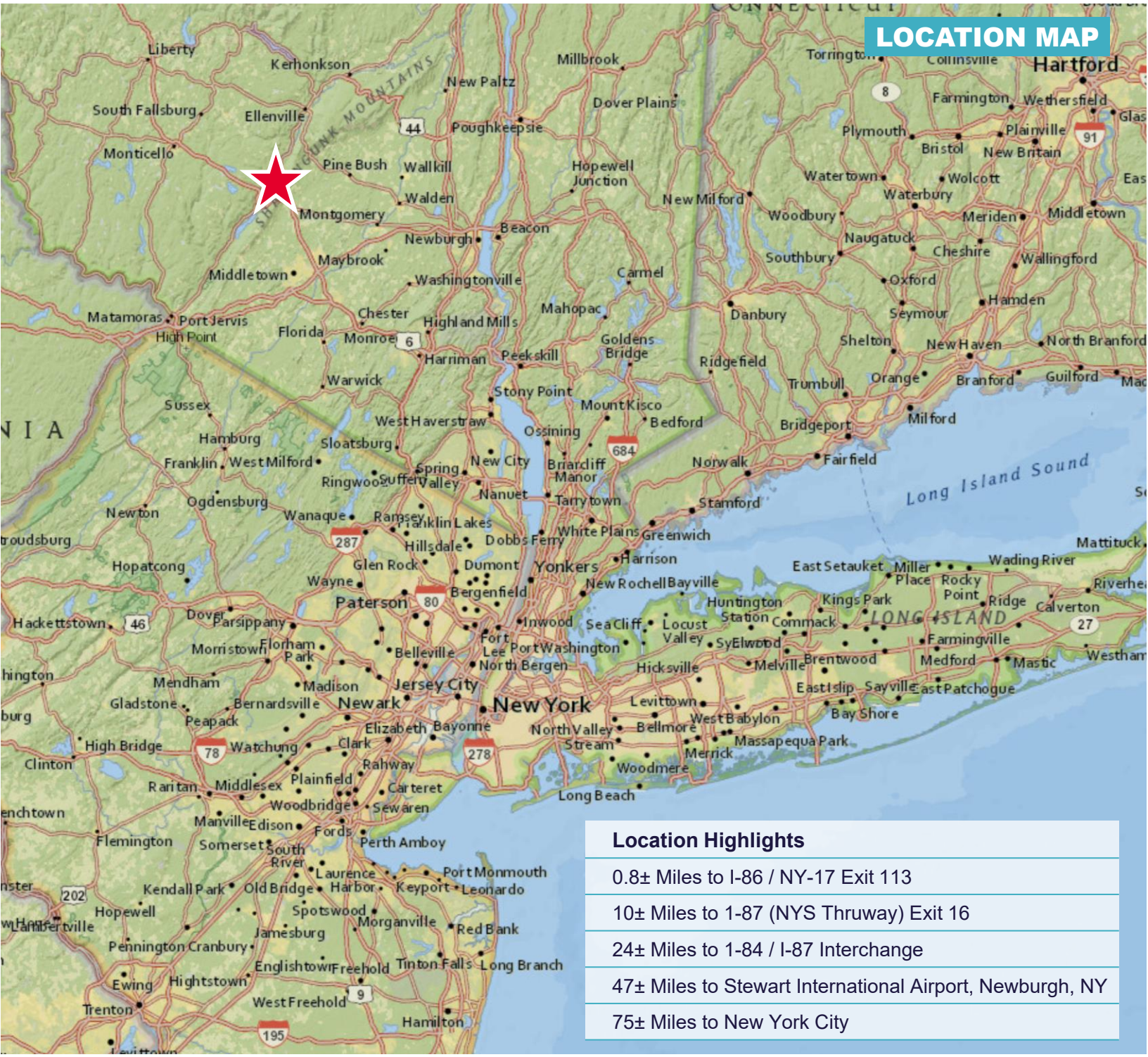
Paris Liston
Real Estate Salesperson
+1 845 787 1370 Direct
+1 845 541 7550 Mobile
pliston@pyramidbrokerage.com

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

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance
Cushman & Wakefield Copyright 2025. 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.

CUSHMAN & WAKEFIELD | Pyramid Brokerage Company

3508 Route 209
Wurtsboro (Sullivan County), NY



EXCLUSIVE CONTACT

James DeSimone, SIOR
Associate Real Estate Broker
+1 845 787 1379 Direct
+1 845 596 9092 Mobile
jdesimone@pyramidbrokerage.com

Paris Liston
Real Estate Salesperson
+1 845 787 1370 Direct
+1 845 541 7550 Mobile
pliston@pyramidbrokerage.com

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

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance
Cushman & Wakefield Copyright 2025. 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.