

40 Jon Barrett Road
PATTERSON, NY | PUTNAM COUNTY



FOR SALE / FOR LEASE

PUTNAM COUNTY OFFICE BUILDING



TWO OFFICE BUILDINGS FOR SALE OR LEASE
±29,062 SF on ±3.09 ACRES

Property Highlights

- Two office buildings in very good condition
- New York State tenant occupies 12,000 SF
- 17,062 SF currently available
- \$182,280 Annual income
- Ample parking
- Located close to MTA Metro-North, I-84 and I-684
- Traffic count RT 22 @ Old RT 22: 14,180 AADT (2008)
- **LEASE RATE: \$12/sf Modified Gross**

SALE OFFERING: \$1,700,000



For more information, please contact:

GUY G. BLAKE, CCIM
Associate Real Estate Broker
+1 845 787 1372
gblake@pyramidbrokerage.com

PYRAMID BROKERAGE COMPANY
356 Meadow Avenue, 2nd Floor
Newburgh, NY 12550
845 522 5900 • Fax: 845 522 5970
pyramidbrokerage.com

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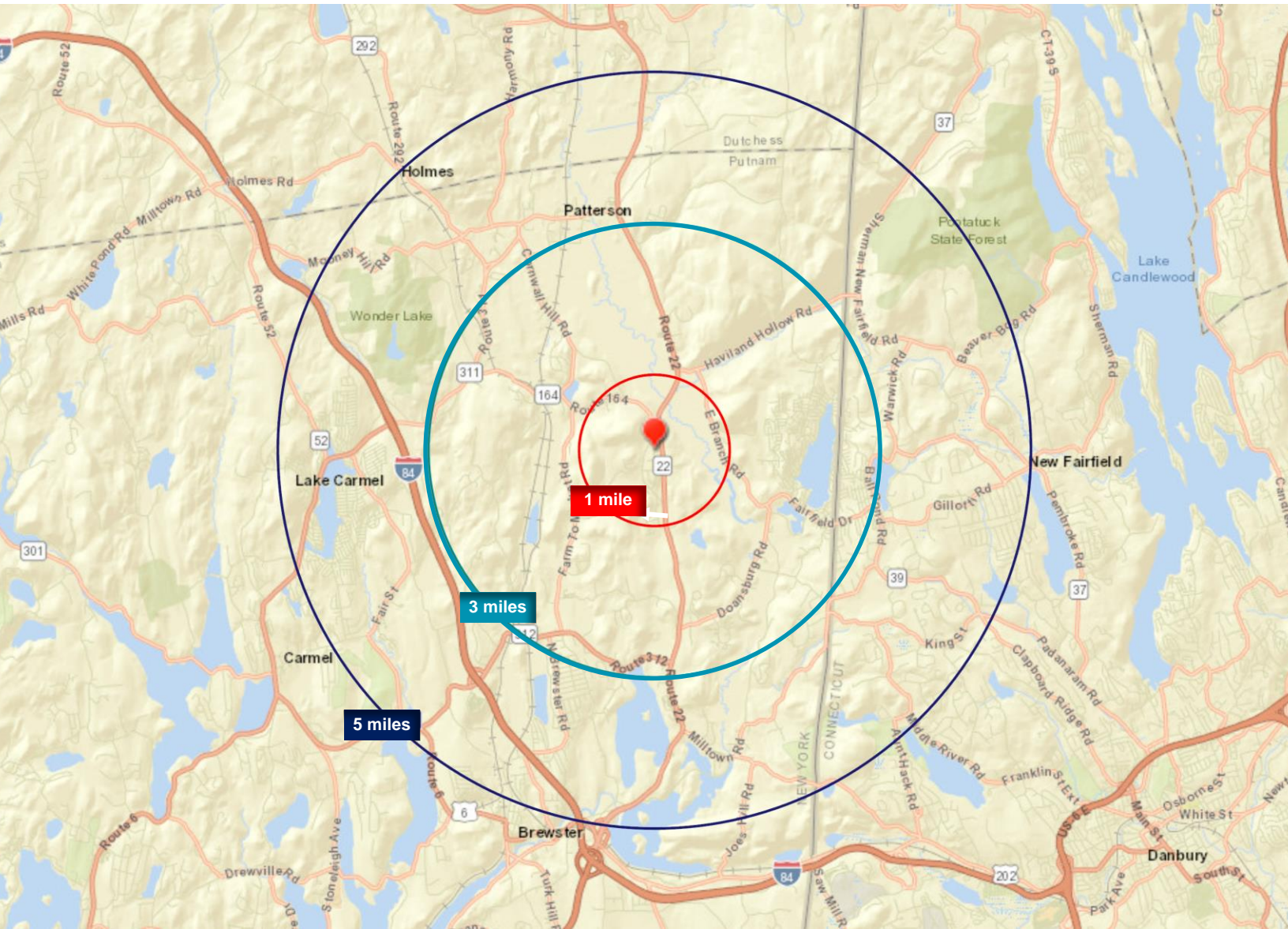
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1, 3, 5 MILE RADIUS

MAP & DEMOGRAPHICS



DEMOGRAPIC SUMMARY	1 MILE	3 MILES	5 MILES
Population	615	14,439	42,311
Households	208	4,765	14,486
Average Income	\$189,954	\$126,383	\$121,449

Source: US Census Bureau, Census 2010 Summary File 1; Esri forecasts for 2019

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