

FOR LEASE

**±1,200 SQ. FT.
OFFICE SPACE AVAILABLE**



**100 EGBERTSON ROAD
CAMPBELL HALL, NY**

- Location:** 100 Egbertson Road, Campbell Hall, Orange County, New York. Within walking distance to Metro North train station.
- Accessibility:**
- Approximately four miles to County Government Center in Goshen via Route 207
 - Approximately 6 miles to the new Drury Lane entrance for Stewart International Airport
 - 10 minutes from Town of Wallkill
- Building:** ±10,594 sq. ft., 2-story, Class A building in a beautiful country setting. Constructed in 2000. Able to accommodate tenants as small as ±1,200 sq. ft. Building has large, operable windows providing abundant natural light. Handicapped accessible. Passenger elevator. Owner occupied and managed.
- Floor/Area:** **2nd Floor:** ±1,200 sq. ft. of finished space on the south side of the second floor.
- Utilities:** Tenant shall be responsible for the cost of propane gas and electricity to heat and cool its premises, which shall be billed directly to the tenant from the utility company.



**PROPERTY
FACT SHEET**

**100 Egbertson Road
Campbell Hall, NY
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Zoning: IP – Industrial Park (see attached Table of Use)

Lease Price: \$14.00 psf, NN (rent includes real estate taxes). Tenant to pay pro-rata share of the maintenance (excluding structural repairs), snow/ice removal and garbage removal plus utilities.

Parking: 54 well-lit parking spaces.

For further information or to arrange a tour, please contact:

James Martin, Senior Vice President

EXCLUSIVE BROKER

McBRIDE CORPORATE REAL ESTATE, INC.

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Note: Information herein is subject to errors; omissions; changes of price; rental, or other conditions; withdrawal without notice; and to any special listing conditions imposed by our principals. All areas and dimensions are approximate.

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