

**PRICE REDUCED!**

**FOR LEASE**

**UP TO ±4,352 SQ. FT. OFFICE SPACE**



**60 ERIE STREET, VILLAGE OF GOSHEN, NY**

**LOCATION:** 60 Erie Street, Village of Goshen, Orange County, New York. Southeast corner of Erie Street and Murray Avenue.

**ACCESSIBILITY:**

- Approximately 1 mile to NY Route 17 (exit 125)
- Approximately 5 miles to Interstate 84 (exit 4)
- Approximately 15 miles to NY Thruway (exit 16)
- Approximately 1 mile to Arden Hill Hospital
- Within walking distance of County of Orange Municipal Building

**DESCRIPTION:** Four-story brick office building, originally constructed as a school in 1861, and renovated/converted in 1976. The building has approximately 3,150 sq. ft. on each floor, and totals 12,580 sq. ft. The building has an enclosed stairwell and hydraulic elevator, both of which give access to all four floors of the building.

**PLOT SIZE:** Building is situated on ±.46 acres

**AVAILABLE  
SPACE:**

**Third floor:** ±1,500 sq. ft.- Just renovated

**Fourth floor:**

▪ 1,489 sq. ft. unit

▪ 1,363 sq. ft. unit

These two units can be combined.

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Goshen, NY  
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**UTILITIES:**

Heat:	Gas-fired hot water baseboard with zoning controls throughout
A/C:	Central air-conditioning with zoning controls throughout.
Electric:	200 amp service provided by Orange & Rockland
Gas:	Provided by NYSEG
Sewer:	Municipal, Village of Goshen
Water:	Municipal, Village of Goshen

**PARKING:** Able to accommodate ±42 cars

**LEASE TERM:** Five years preferred. Landlord may consider shorter lease terms for transactions involving only minor leasehold improvements, or for space taken "as is".



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- RENTAL RATE:**
- **Price Reduced!** \$11.00 per sq. ft. for the 2 units on the 4<sup>th</sup> floor, plus tenant electric and maintenance of air-conditioning unit.
  - Third floor space: \$14.00 per sq. ft. plus tenant electric.

Rent includes real estate taxes, heat, insurance, building and grounds maintenance for the base year.

**For further information or to arrange a tour, please contact licensed real estate broker:**

***Morris Goldberg, Senior Vice President***

***EXCLUSIVE BROKER***

**McBRIDE CORPORATE REAL ESTATE, INC.  
5 Corporate Drive, Suite 201, Central Valley, NY 10917  
845-928-6500 Ext. 13 Fax 845-928-7838**

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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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