

FOR SALE OR LEASE



CLASS "A" FLEX BUILDING IN EXCELLENT LOCATION

Property Highlights

- 12,825 sq. ft. 1-story building on 1.0 acre corner location
- Mix of office and warehouse space in excellent condition
- Brand new, beautiful office space includes bathrooms and breakroom
- 20 ft. clear warehouse
- 1 loading dock, 1 at-grade overhead door
- Municipal water and sewer
- Fully sprinkled
- Ample parking
- Traffic count: 20,716 AADT @ RT 17K (NYS DOT, 2016)

SALE OFFERING: \$1,895,000

LEASE RATE: \$8-\$15/SF



RECEPTION



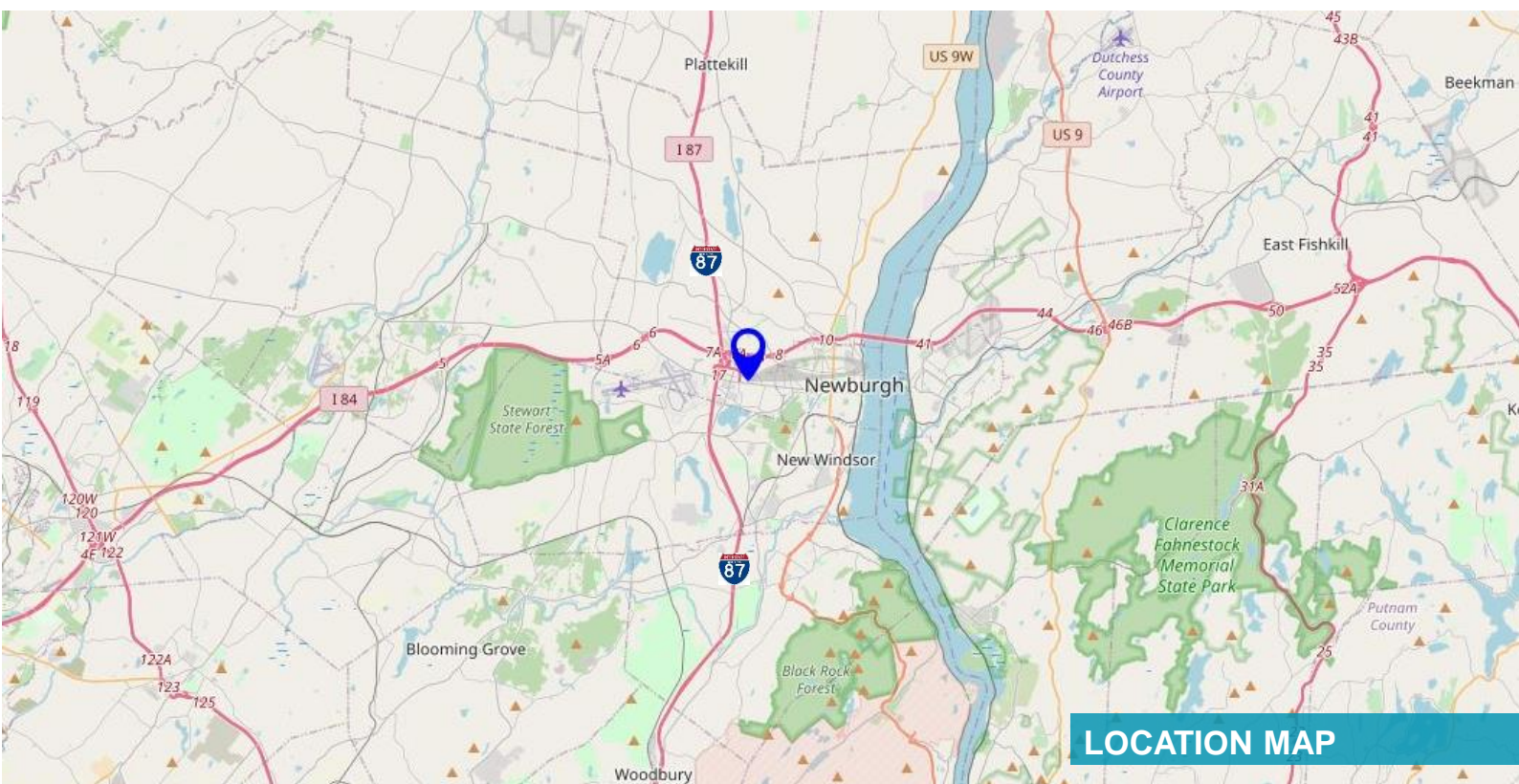
LOADING DOCK

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, New York 12550
phone: +1 845 522-5900
pyramidbrokerage.com

CLASS "A" FLEX BUILDING 1 D'Alfonso Road Newburgh | Orange County, NY

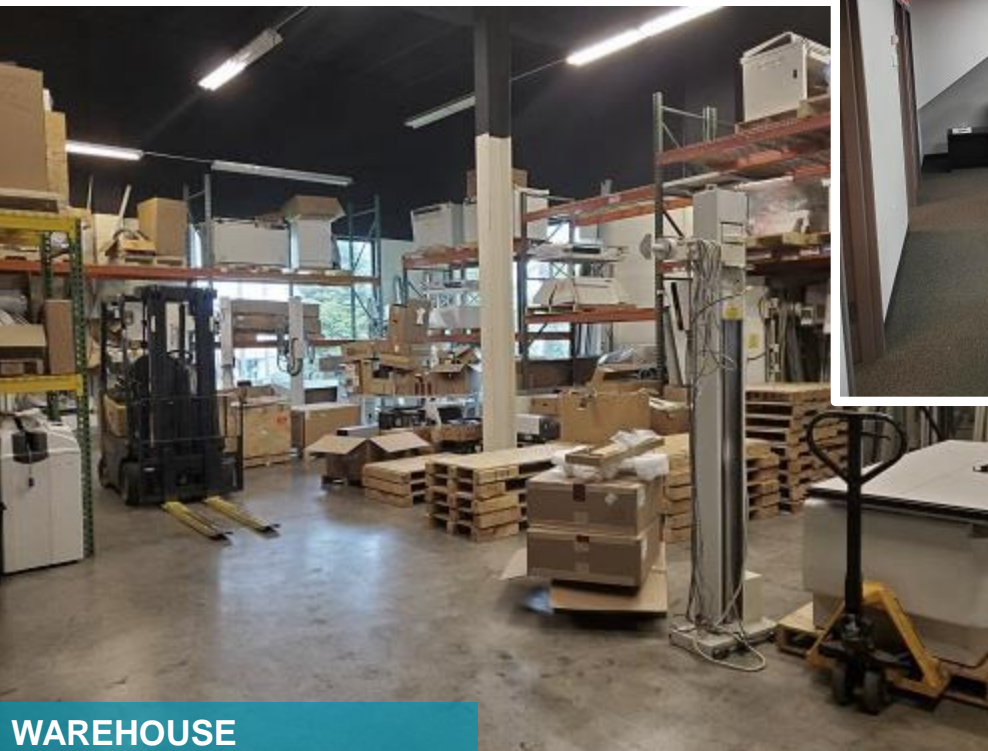


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ADDITIONAL PHOTOS



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