


**WAREHOUSE / DISTRIBUTION /
MANUFACTURING FACILITY FOR SALE**
**WAREHOUSE / DISTRIBUTION / MANUFACTURING
FACILITY FOR SALE**
±270,000 Sq. Ft. on ±33 Acres
HIGHLIGHTS:

- Steel frame and masonry building with 8 loading docks (expandable) and 11 drive-in doors. 16' high to roof deck,; feasible to raise roof to increase clear ceiling height up to 28'. Column spacing mostly 48' x 25'. Heavy electric service. 100% sprinklered. Property served by municipal sewer and water, and natural gas. Most recently used for electrical cable manufacturing by Nexans Energy USA.
- 100 car parking spaces (expandable), and secure two acre storage yard.
- Only ±45 air miles northwest of Times Square in New York City in fast-growing Orange County with quick access to NYC, Westchester County, Long Island, and northern and central NJ via extensive highway network.
- Good highway access: one mile to N.Y. Route 17 Exit 126, 12-minutes to N.Y. Thruway Exit 16 (Harriman) and 12 minutes to Interstate 84 Exit 19 (Middletown). 30-minute drive to Mahwah, NJ; 40 minutes to Governor Cuomo Bridge, and 55 minutes to George Washington Bridge.
- Price – Call for guidance. Available vacant 2021Q4.



For more information, please contact:

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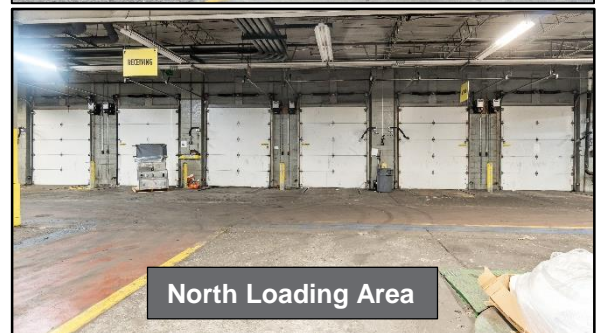
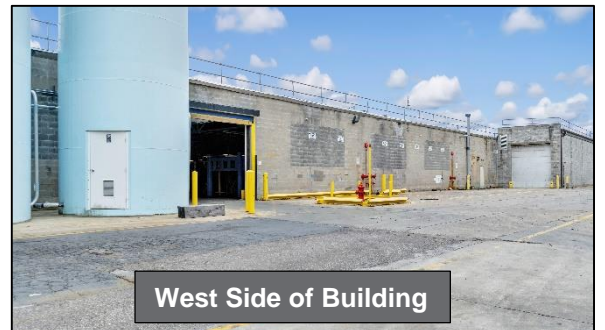
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LOCATION & ACCESS:

- Strategic location in fast-growing Orange County, NY -- only 1.5 miles from the County's largest industrial park that's home to more than a dozen companies including Amscan, PepBoys, and C&S Wholesale Grocers.
- Quick highway access. It's only one mile to Route 17 Exit 126 in Chester, 12 minutes to NY Thruway Exit 16 in Harriman, and 12 minutes to Interstate 84 Exit 19 in Middletown.
- Fast access to entire NY Metro region. Only 30-minute drive to Mahwah, NJ; 40-minute drive to the Governor Cuomo Bridge, and 55-minutes to George Washington Bridge.



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BUILDING FEATURES:

- ±13,000 sq. ft. of office space.
- Industrial space is 16 feet high under the roof deck. Study indicates it's possible to raise roof to increase clear ceiling height up to 28 feet.
- Column spacing of 48' x 25' in 180,000 feet, and 48' x 18' in rest of the industrial area.
- Total of eight 8' wide by 10' high tailgate-level loading docks with plate levelers, and eleven drive-in doors of varying sizes. Possible to add additional docks.
- Building is 100% sprinklered with a wet system, with incoming 125 psi water pressure from municipal water tank next to building.
- Heavy electrical service. Primary service from Orange & Rockland Utilities to 10,000 KVA primary transformer that feeds four 3,000 amp, 3 phase, 480 volt secondary switchgear.
- Heating in industrial areas with ceiling-hung unit heaters fueled with natural gas.
- 5 large steel storage tanks for PVC pellets and other production equipment are not included in sale, but may be available for separate sale.

**Typical Private Office****Open Office Area****Conference Room**

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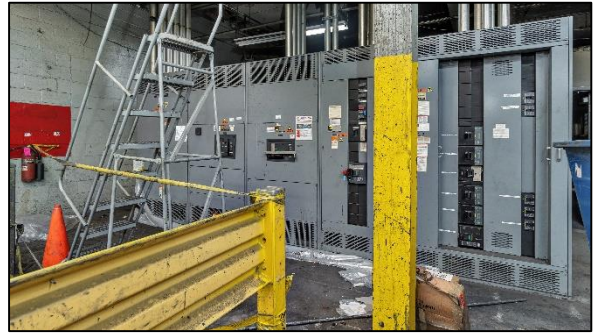
Industrial Area Interior



Shipping Area



Office Area from South



Heavy Electrical Service – 1 of 4 Switchgear



2 Acre Gated, Fenced Storage Yard



Exterior of North Loading Area

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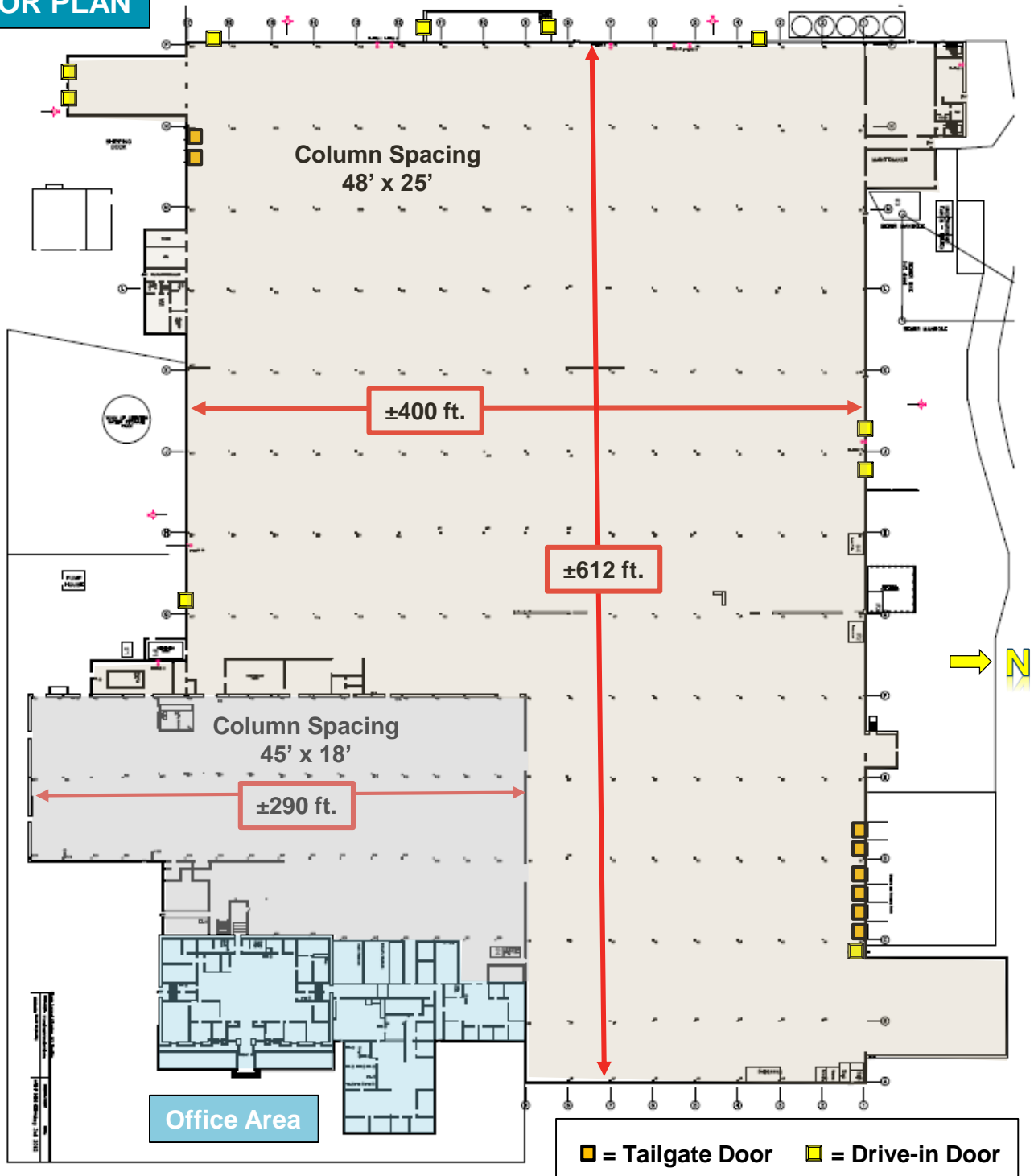
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FLOOR PLAN



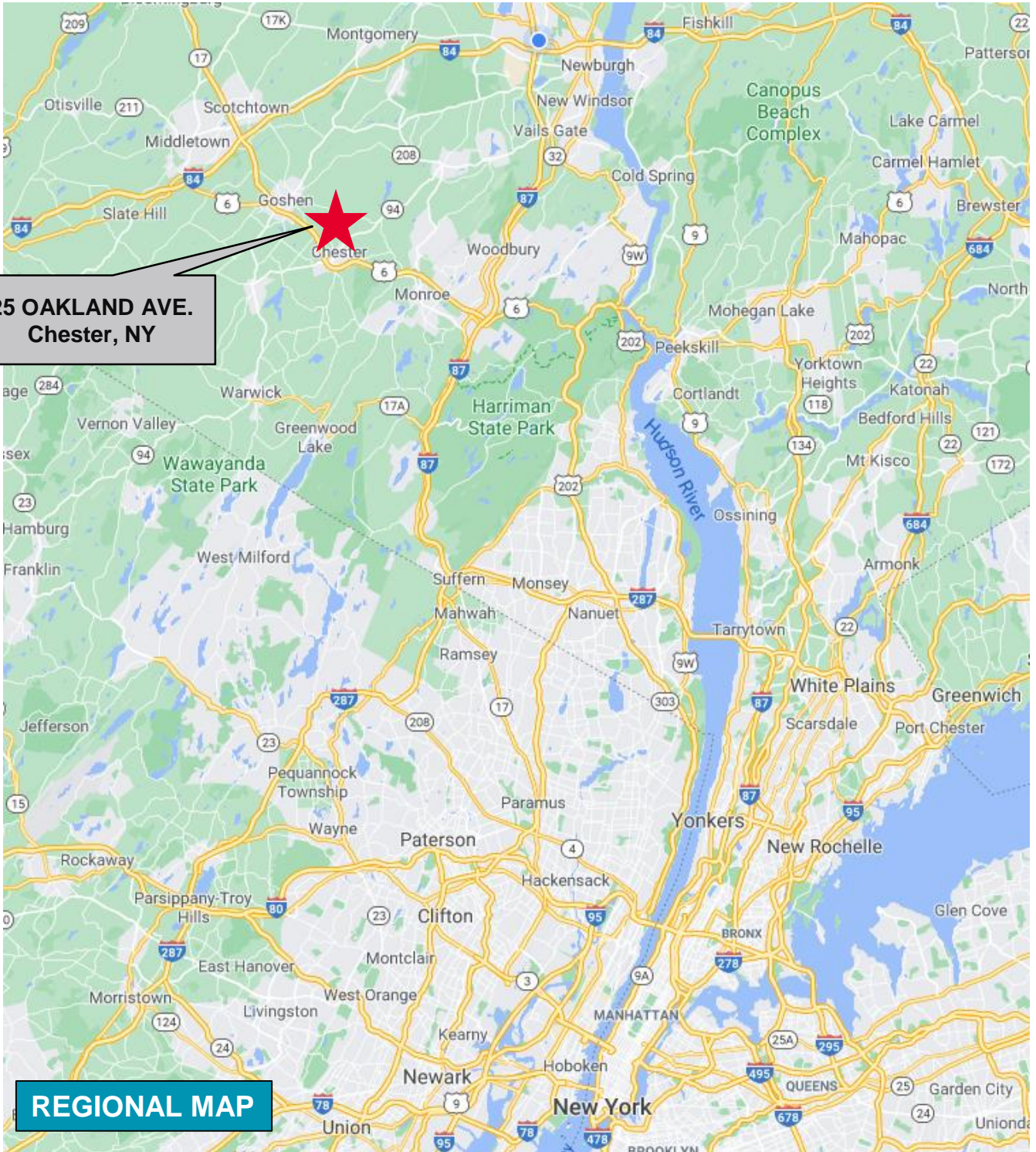
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FOR SALE
25 OAKLAND AVENUE
Chester (Orange County), NY



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FOR SALE
25 OAKLAND AVENUE
 Chester (Orange County), NY



25 OAKLAND AVE.
 Chester, NY

Chester Mall

EXIT 126

N.Y. Route 17M

LOCAL MAP

N.Y. Route 17

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