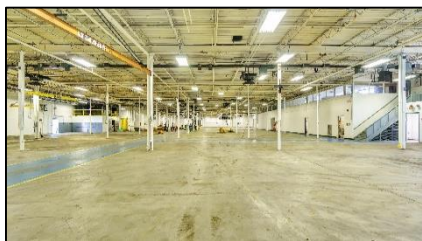




**WAREHOUSE / MANUFACTURING /  
OFFICE FACILITY FOR SALE**



**WAREHOUSE / MANUFACTURING / OFFICE FACILITY FOR SALE**  
**±82,000 Sq. Ft. on ±14.4 Acres**

**HIGHLIGHTS:**

- Steel frame and masonry building with 5 loading docks and one drive-in door. 17' clear height ceiling in majority of industrial area. 2000 amp electric service. 105 car parking spaces. 100% sprinklered. Property served by municipal sewer and water, and natural gas. Most recently used for manufacture of steam and fluid control products by Spence division of Emerson Electric Company.
- Only ±55 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: ½ mile to N.Y. Route 208 and 2 miles to N.Y. Route 17K, 7 miles to N.Y. Thruway Exit 17 (Newburgh) and 4 miles to Interstate 84 Exit 28 (Montgomery). 30-minute drive to Monroe, NY; 45-minutes to Mahwah, NJ; 60 minutes to Governor Cuomo Bridge, and 70 minutes to George Washington Bridge.
- Price – \$7,500,000. Available vacant 2021Q3.

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**View from East**

## LOCATION & ACCESS:

- Well-maintained ±82,000 sq. ft. building on ±14.4 nicely landscaped acres. Municipal sewer and water, and natural gas service.
- Strategic location in fast-growing Orange County, NY – less than 5 miles from major industrial buildings for Medline, Amazon, Staples, Cardinal Healthcare, and UNFI.
- Quick highway access. ½ mile to N.Y. Route 208 and 2 miles to N.Y. Route 17K, 7 miles to N.Y. Thruway Exit 17 (Newburgh) and 4 miles to Interstate 84 Exit 28 (Montgomery). 30-minute drive to Monroe, NY; 45-minutes to Mahwah, NJ; 60 minutes to Tappan Zee Bridge, and 70 minutes to George Washington Bridge.
- Located in Village of Walden, with ample local blue collar workforce.



**Office Wing from West**



**East Loading Area**

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## BUILDING FEATURES:

- ±13,500 sq. ft. of office space (±8,850 sq. ft. on ground level, and ±4,650 sq. ft. on mezzanine level). Includes large conference/training rooms, kitchenettes, and gym.
- Industrial space has 17' clear height under eaves in ±42,112 sq. ft. Main Section, 16'-8" sloping to 14' in ±20,000 sq. ft. East Section, and 14'-8" sloping to 12'-8" in ±6,300 sq. ft. North Section.
- Column spacing of 26' x 22' in Main Section, 50' x 25' in East Section, and 30' x 20' in North Section.
- Total of five tailgate-level loading docks: one 12' x 12' door on west wall of Main Section, one 8' x 10' with plate leveler on north wall of Main Section, two 8' x 10' with plate levelers on west wall of East Section, and one 8' x 10' on east wall of North Section. One 5' wide x 9' high drive-in door, and one 10' wide x 15'-6" high drive-in door for trash compactor.
- Building is 100% sprinklered with a wet system, with incoming 60 psi water pressure.
- Heavy electrical service. Primary service from NYS Electric & Gas feeds 2,000 amp, 3 phase, 240 volt secondary switchgear.
- Energy-efficient fluorescent lighting in industrial areas with motion sensors.
- Heating in Main Section from ceiling-hung radiators fed by hot water from two 1.2 Mbtu natural gas- or oil-fired boilers. Heating in East Section from ceiling-hung gas-fired infrared heaters. Roof-mounted package unit provides HVAC to main office areas. Two process steam boilers. 3,000 gallon above-ground oil tank.
- Two 40-hp Sullair air compressors, refrigerated air dryer, and air lines throughout building.
- Phone/Internet fiber provided by Frontier Communication.



**Typical Private Office**



**Open Office Area**



**Conference / Training Room**

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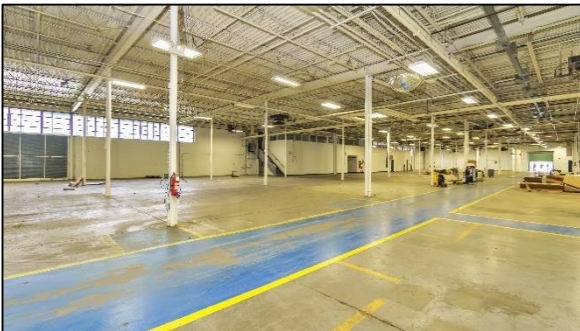
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**FOR SALE****150 COLDENHAM ROAD**

Walden (Orange County), NY

**Exterior from West****Industrial Area – North Section****Industrial Area – Main Section****Industrial Area – East Section****Heavy Electrical Service – 2000 amps****Exterior of North Industrial Section**

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**FOR SALE**  
**150 COLDENHAM ROAD**  
Walden (Orange County), NY



**SITE PLAN**

■ = Tailgate Door    ■ = Drive-in Door

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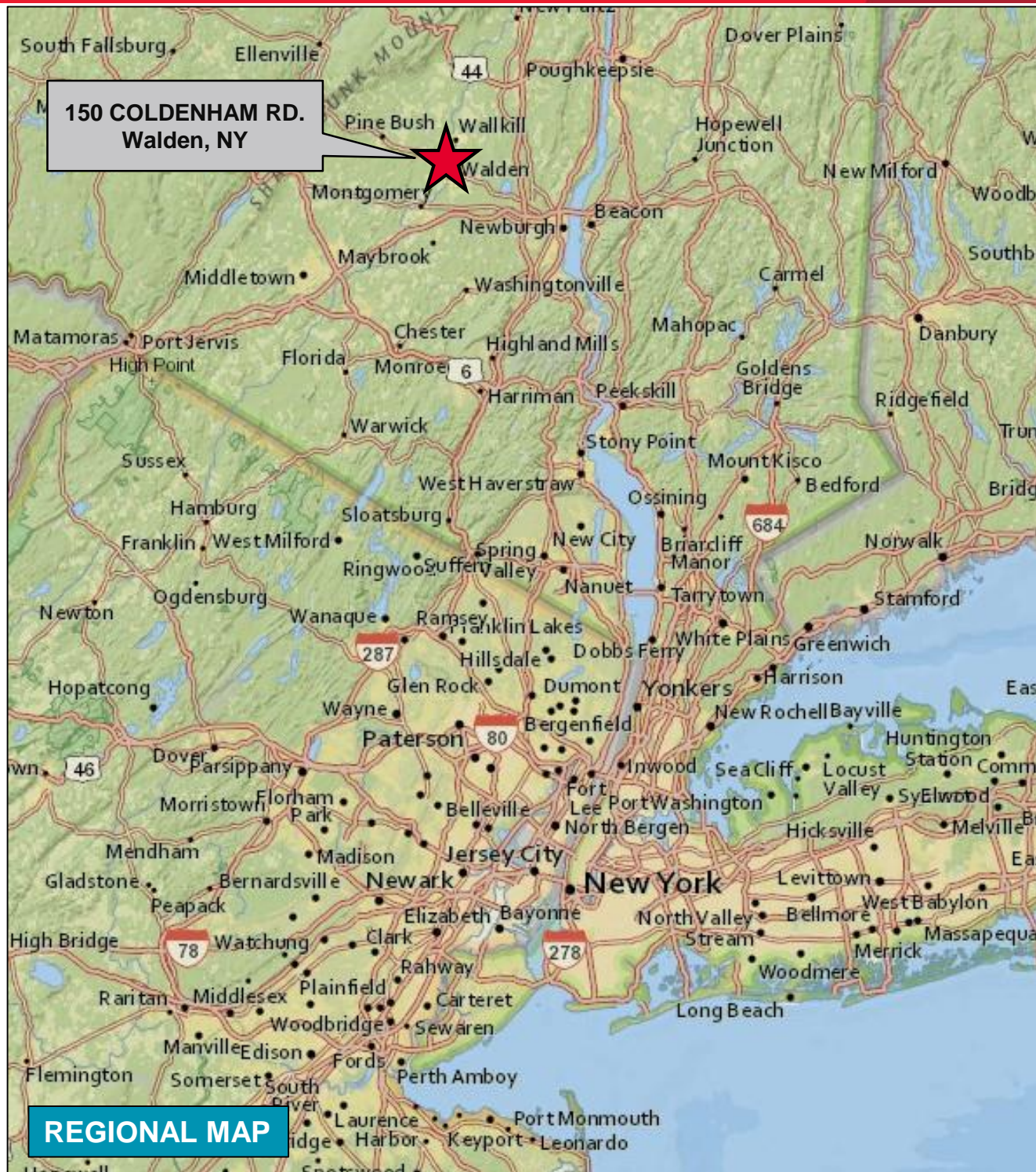
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Pyramid Brokerage  
Company

FOR SALE

150 COLDENHAM ROAD

Walden (Orange County), NY

Village of Walden  
Population 6,719

LOCAL MAP

150 COLDENHAM RD.  
Walden, NY

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