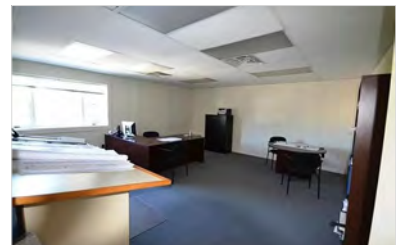


WAREHOUSE & FABRICATION SPACE FOR LEASE

1 Chips Lane Fishkill NY 12524



High-quality manufacturing/production space. 19,800 SF total. Includes 9,900 SF of manufacturing/fabrication space and 9,900 SF of office space. Exterior steel construction with wood and metal buildout on interior offices. Eaves +15'4" to +20'0" at peak. Base footprint of the building is 220' X 60'. Two loading docks with interior bays, one with yard ramp. 480-volt 3 phase electric with multiple panels on three meters. Built in 1974 with renovations in 2002. HVAC in first and second floor offices. Gas heat in shop areas. Parking in front lot, side street and rear lot. Municipal water and sewer. Located 1 mile north of Route 84 and Route 9 interchange. \$10.50 NNN. Suitable for mechanical/HVAC contractor, construction or fabrication. Owner is willing to sell the existing sheet metal and HVAC fabrication equipment. In addition, owner will consider selling the property for \$1,995,000.

For Information, please contact Sam Finnerman, 845-454-1444 or sam@hudsoncommercial.com



