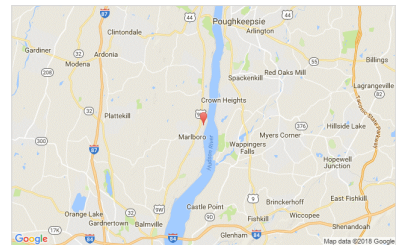


# WAREHOUSE-DISTRIBUTION BUILDING FOR SALE

22-24 Riverview Dr. Marlboro NY 12542



Great opportunity for an Owner-User to buy one of the few available modern warehouse properties in the Mid-Hudson Valley. 32,500 sq. ft. warehouse/distribution building on 2.5 acres, just off Route 9W in Marlboro, NY. 13 minutes (8 miles) to Mid-Hudson Bridge; 17 minutes (9.1 miles) to Beacon-Newburgh Bridge. Steel and concrete structure built in 1986. Excellent condition. Divided into 2 units – 17,500 sq. ft. leased and 15,000 sq. ft. available July 2018. 2 loading docks per section, large overhead door in each unit. 24 ft. ceilings. Sale Price \$2,350,000. Existing tenant helps pay for the acquisition cost.

**For Information, please contact Sam Finnerman, 845-454-1444 or [sam@hudsoncommercial.com](mailto:sam@hudsoncommercial.com)**



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