

Available for sublease

~76,700 SF Industrial Facility

**103 Tower Drive
Middletown, NY**



Property Specifications

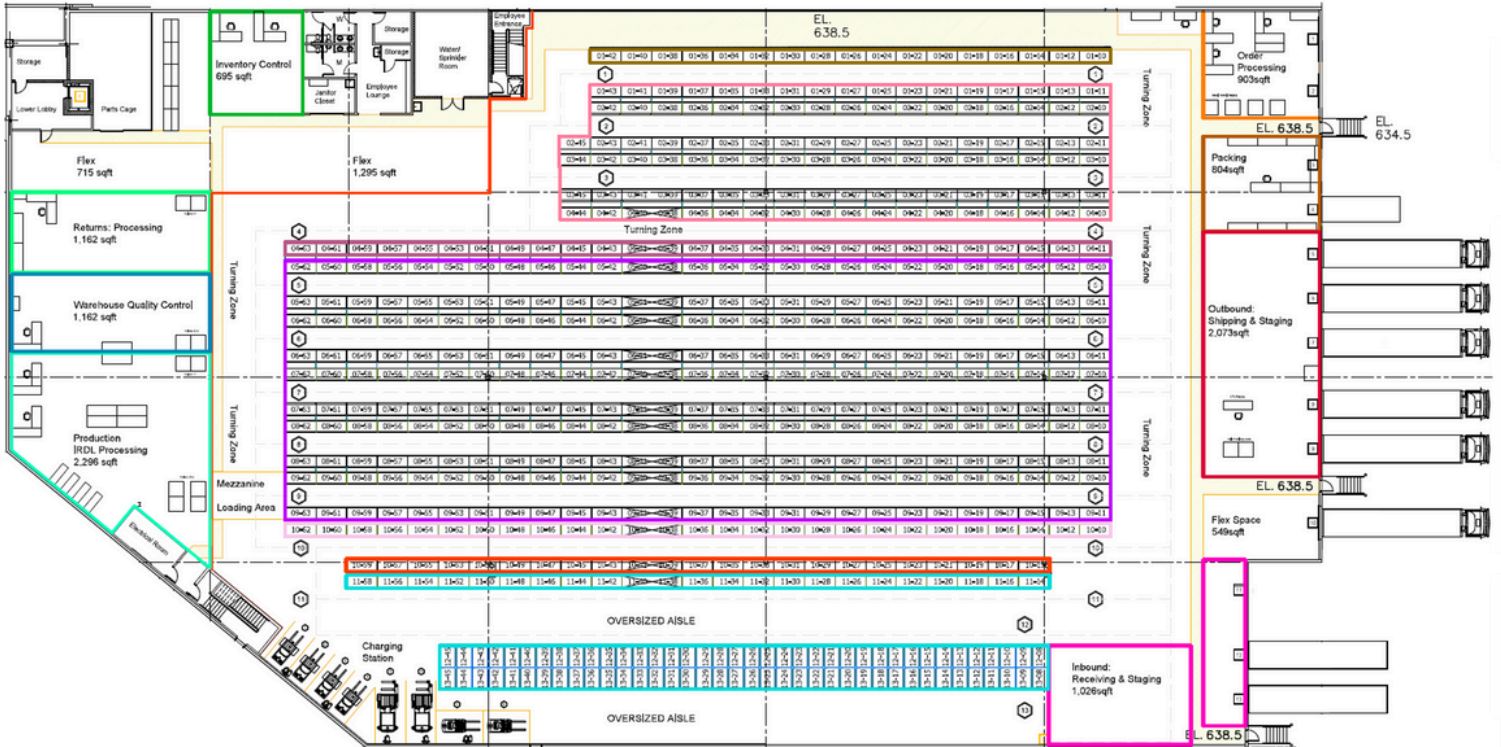
Total building: ~76,700 sq. ft.
Acreage: 6 acres
Built: 2021
Office area: ~7,000 SF
Ceiling height: 35' – 36'3"
(12' under mezzanine; 23'5" above mezzanine)
Column Spacing: 50' x 74'
Loading: Loading: Thirteen (13) total loading doors
(Including eleven (11) 9'x10' dock high loading doors with manual levelers and two (2) 12'x14' dock high loading doors with manual levelers)

Construction: Walls: Concrete
Columns: 12" steel
Floor: 7" slab, 4,000psi
Electrical: Supplied by Orange & Rockland, 480V, 3-phase, 1,600 amp service
Natural Gas: Supplied by Orange & Rockland
Water & Sewer: Municipal
Lighting: LED
Sprinkler: ESFR
Location: Located less than 2 miles from I-86/I-84 interchange in Orange County, New York
Miscellaneous: One (1) passenger elevator, HVLS fans in the warehouse area, furnished office space

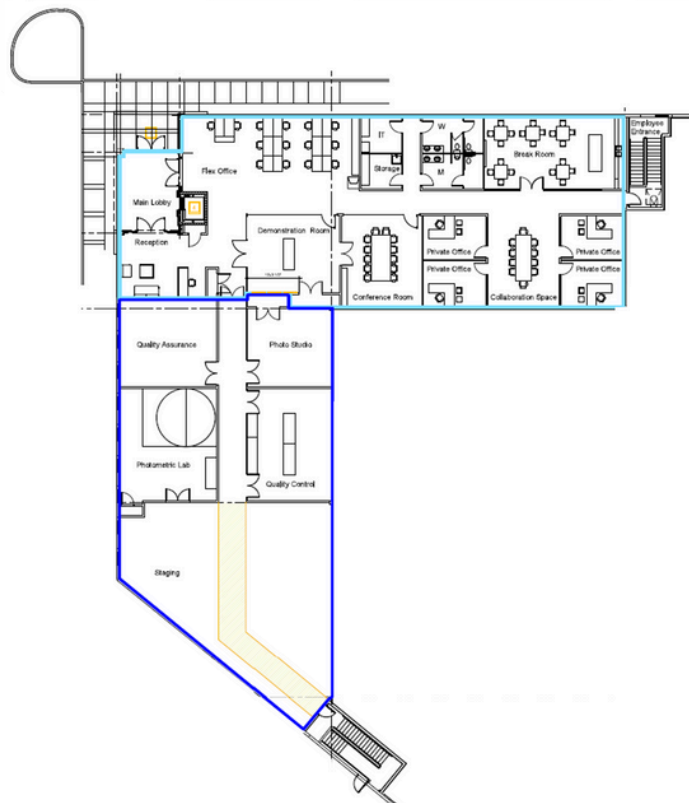
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Floor plan



Mezzanine plan



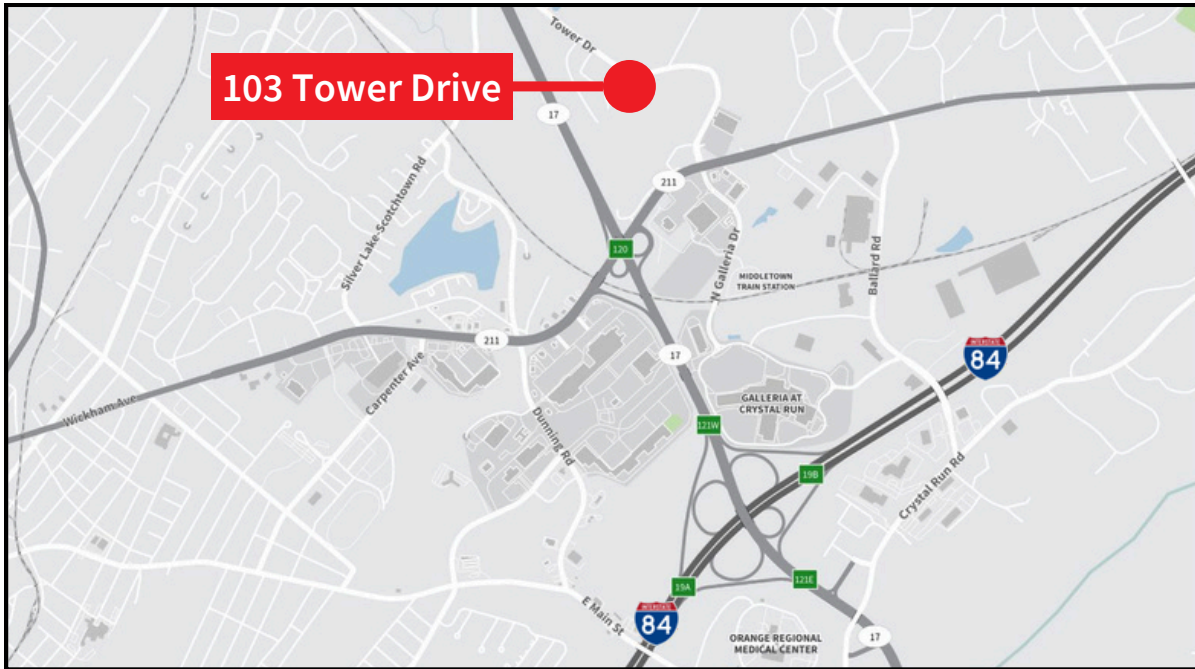
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