

**RENT FURTHER REDUCED!**  
**±3,150 SQ. FT. RETAIL SPACE**

333 Rte. 211 E  
Middletown, NY



**333 ROUTE 211 E, MIDDLETOWN, NEW YORK**

FOR MORE INFORMATION,  
PLEASE CONTACT:

**James Martin**

**Executive Vice President**

**EXCLUSIVE BROKER**

**MB CORPORATE**  
REAL ESTATE

110 Crystal Run Road, Suite 106  
Middletown, NY 10941

Phone: (845) 928-6500 ext. 1  
Cell: (845) 781-6302

Email:  
martinj@mbcorpre.com

On the Web:  
www.mbcorpre.com

**PROPERTY:**

±3,150 sq. ft. retail space. Located on Route 211E, Orange County's Major Retail Corridor. Suspended ceiling heights of ±9'-10'. Municipal water and sewer; natural gas heat. Zoned Highway Commercial.

**ACCESSIBILITY:**

- ±1.5 miles to Galleria at Crystal Run
- ±1.25 miles west of exit 120 and NY Route 17
- ±1.75 miles to I-84, exit 4
- ±25 minutes to Stewart Airport via I-84
- ±25 minutes to NY Thruway (I-87), exit 16, via Route 17
- ±30 minutes to NY Thruway (I-87), exit 17, via I-84

Note: Information herein is subject to errors; omissions; changes of price; rental, or other conditions; withdrawal without notice; and to any special listing conditions imposed by our principals. All areas and dimensions are approximate.

**FOR LEASE**

**RENT FURTHER REDUCED!**  
**±3,150 SQ. FT. RETAIL SPACE**



**333 ROUTE 211 E, MIDDLETOWN, NY**

**LOCATION:** 333 Route 211 E, Town of Walkill (Middletown postal designation), Orange County, New York. Located on Route 211, Orange County's Major Retail Corridor.

**ACCESSIBILITY:**

- ±1.5 miles to Galleria at Crystal Run
- ±1.25 miles west of exit 120 and Route 17
- ±1.75 miles to I-84, exit 4
- ±25 minutes to Stewart Airport via I-84
- ±25 minutes to NY Thruway (I-87), exit 16, via Route 17
- ±30 minutes NY Thruway, exit 17, via I-84

**DESCRIPTION:** ±3,150 sq. ft. of retail space within a ±44,500 sq. ft. retail building situated on 2.6 acres.

**CEILING HEIGHT:** Suspended ceiling heights of ±9'-10'

**UTILITIES:** Separately metered, or sub-metered.

**UTILITIES:** Water/Sewer: Municipal  
Heat: Natural gas

**PARKING:** 330 parking spaces for the entire complex.

**ZONING:** HC - Highway Commercial.

**110 Crystal Run Road, Suite 106, Middletown, NY 10941 • (845) 928-6500**

New Jersey Office 201 West Passaic Street, Suite 302, Rochelle Park, NJ 07662 • (201) 848-4000 • Fax (201) 891-3565  
[www.mbcorp.com](http://www.mbcorp.com)

333 Route 211 E  
Middletown, NY  
Page 2 of 2



**TAXES & CAM:** ±\$3.49

**LEASE TERM:** Five (5) – Ten (10) year lease term.

**OCCUPANCY:** Immediate

**RENT:** **RENT FURTHER REDUCED!** \$17.00 psf, NNN plus taxes, CAM and utilities.

For further information or to arrange a tour, please contact:

James Martin, Executive Vice President  
[martinj@mbcorpre.com](mailto:martinj@mbcorpre.com)

**EXCLUSIVE BROKER**

**MB Corporate Real Estate**  
110 Crystal Run Road, Suite 106, Middletown, NY 10941  
Cell - 845-781-6302 ~ Office - 845-928-6500 ext. 1  
On the Web: [www.mbcorpre.com](http://www.mbcorpre.com)

Note: Information submitted herein is subject to errors; omissions; changes of price; rental, or other conditions; withdrawal without notice; and to any special listing conditions imposed by our principals. All areas and dimensions are approximate.

Shared/Public Drive/FACT SHEETS/ORANGE/0-ALL OC EXCL/333 Route 211 Middletown/Fact Sheet\_333 Route 211 E Middletown\_Retail\_3150 SF Reduced.docx JM 4/13/2026



Route 211



Hudson  
Furniture  
& Mattress

SHERMAN-WILLIAMS  
Appliances 4  
Less  
Cosmo Prof

+1-3,150 SF

CERTIFIED DRIVE

333 Route 211, Middletown, NY



**333 Rte. 211 E  
Middletown, NY**

**Space Available  
+/-3,150 SF**

