

±13,876 and ±6,400 RSF AVAILABLE FOR LEASE



PROPERTY HIGHLIGHTS

- ±13,876 RSF suite available immediately & ±6,400 RSF suite available January 1, 2027 in this Class "A" ±43,518 SF multi-tenant office bldg.
- Located along the Crystal Run Road corridor known as "Medical Mile"
- Windowed offices on three sides

100 CRYSTAL RUN ROAD, TOWN OF WALLKILL, NEW YORK

FOR MORE INFORMATION,
PLEASE CONTACT:

James Martin

Executive Vice
President

Cell: 845-781-6302

**EXCLUSIVE
BROKER**



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

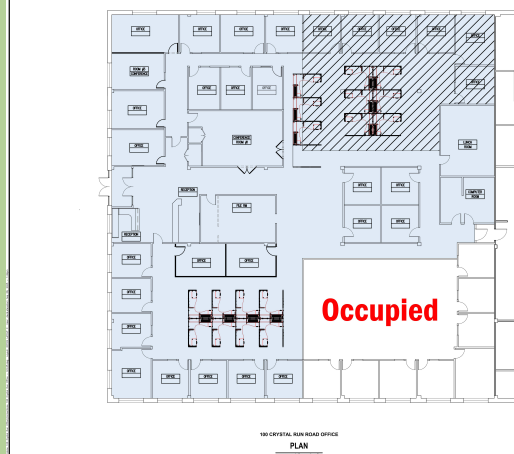
Email:

martinj@mbcorp.com

On the Web:

www.mbcorp.com

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.



+/-13,876 RSF

ACCESSIBILITY

- ±1/2 mile to NY Route 17, Exit 122.
- Less than one mile to I-84, Exit 4.
- ±20 miles to NYS Thruway (I-87), Exits 16 or 17.



PROPERTY FACT SHEET

FOR LEASE

±13,876 RSF AND ±6,400 RSF SUITES AVAILABLE



**THE COMMERCE CENTER AT CRYSTAL RUN
100 CRYSTAL RUN ROAD, TOWN OF WALLKILL, NY**

LOCATION: 100 Crystal Run Road, located on Crystal Run Road at its intersection with Sullivan Lane, just east of NY Route 17, Exit 122, in the Town of Wallkill (Middletown postal designation), Orange County, New York.

ACCESSIBILITY:

- Approximately one-half mile to NY Route 17, Exit 122
- Less than one mile to Interstate 84, Exit 4
- Approximately 20 miles to NY State Thruway (I-87) Exits 16 or 17

DESCRIPTION: The Town of Wallkill is the largest Class A office market in the county with 1.2 million square feet, and over 2/3 of that is located along the Crystal Run Road corridor. Known as "The Medical Mile", Crystal Run Road includes many of the premier medical and health care practices in the region.

100 Crystal Run Road is a ±43,518 sq. ft. single-story, steel-frame, masonry building situated on ±6.3 acres. This building, along with 110 Crystal Run Road are known as The Commerce Center at Crystal Run.

**AVAILABLE
SUITES:**

- ±13,876 rentable sq. ft. is currently available in this multi-tenant building. Double-door entrance is located on the north side of the building. Windowed offices on three (3) sides.
- Suit 107- ±6,400 rentable sq. ft. which includes four (4) restrooms. Available 1/1/2027.

PARKING: 261 spaces total. Parking ratio of ±6.0 per 1,000 sq. ft. leased.



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NEIGHBORS: Tenants at The Commerce Center at Crystal Run include Law Offices of Ouimette, Goldstein & Andrews; DaVita Dialysis Center; Prime Time Early Learning Center; Orange High Field Open MRI; Prosthetic & Orthotic Designs; and Omnica Wealth, and MB Corporate Real Estate.

UTILITIES:

HVAC: Tenant controls the HVAC, 24 hours, 7 days a week.

Heat: Natural gas-fired heat, separately metered. Natural gas Provided by Orange & Rockland Utilities.

Electric: All units are sub-metered and billed by the landlord. Service is supplied by Orange & Rockland Utilities.

Water: Municipal, Town of Wallkill

Sewer: Municipal, Town of Wallkill

Internet: High-speed Internet service available from Spectrum.

OCCUPANCY: ±13,876 rentable sq. ft. available immediately
±6,400 rentable sq. ft. available January 1, 2027

LEASE PRICE: \$22.00 per rentable sq. ft., plus utilities. (Rent includes base year taxes and common area maintenance; increases over the base year will be passed through to tenants).

For further information or to arrange a tour, please contact a licensed real estate broker:

James Martin, Executive Vice President, Principal
martini@mbcorpre.com

EXCLUSIVE BROKER

MB Corporate Real Estate, Inc.
110 Crystal Run Road, Suite 106, Middletown, NY 10941
Cell: 845-781-6302 Office: 845-928-6500 ext. 1
www.mbcorpre.com

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Public Drive/FACT SHEETS/ORANGE/0-ALL OC EXCL/100 Crystal Run_13,876 SF/Fact Sheet_100 Crystal Run Rd Wallkill_13,876 and 6,400 RSF.docx JM 8/26/2026

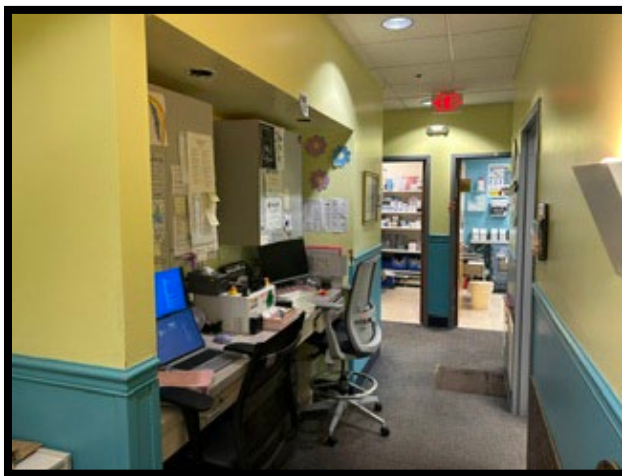
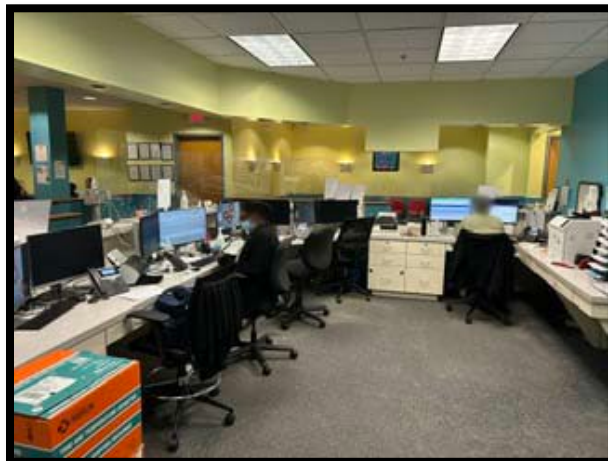
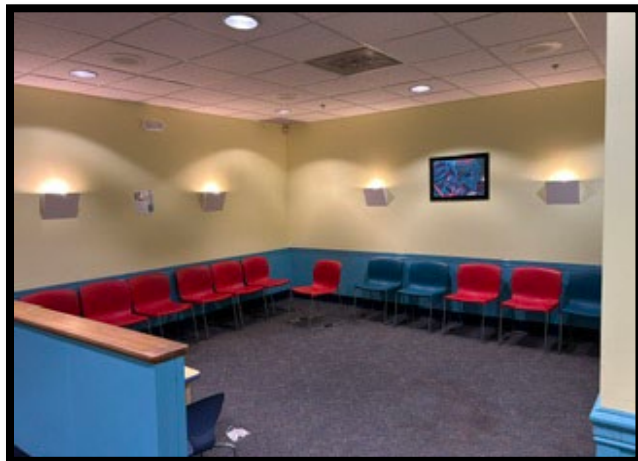


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SUITE 107 - ±6,400 SF

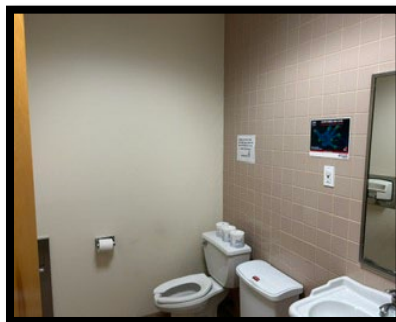
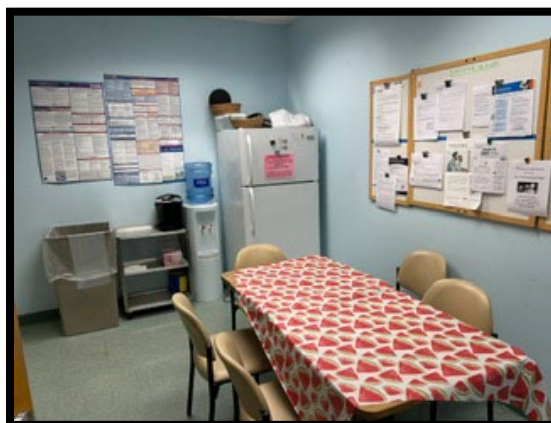
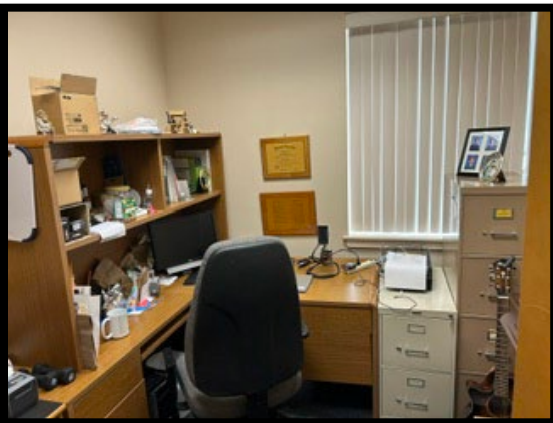
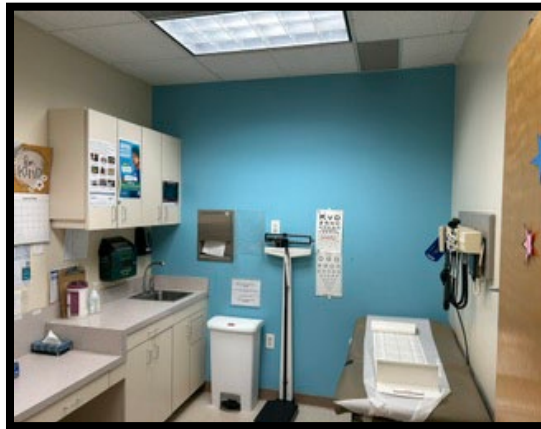




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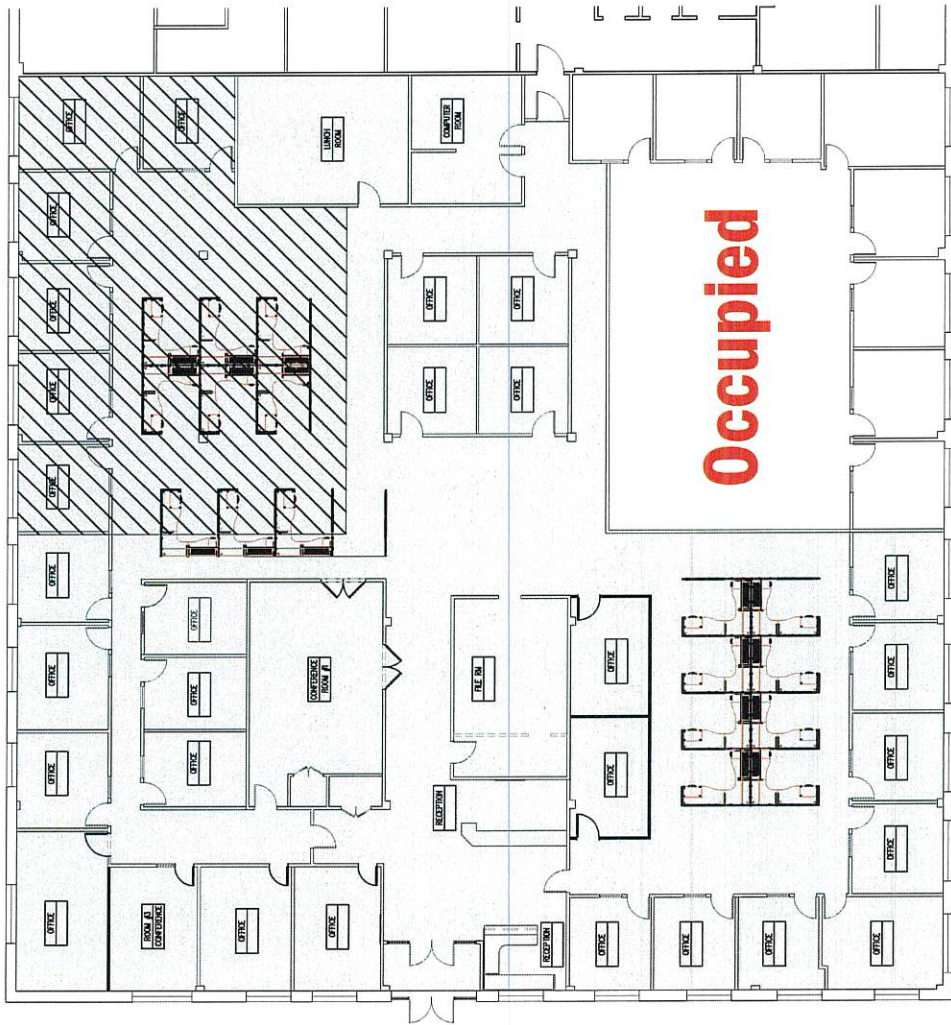
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Suite 107 has four (4) bathrooms

Shared/Public Drive/FACT SHEETS/ORANGE/0-ALL OC EXCL/100 Crystal Run_13,876 SF/Fact Sheet_100 Crystal Run Rd Wallkill_13,876 and 6,400 RSF.docx JM 8/28/2026

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New Jersey Office: 201 West Passaic St., Suite 302, Rochelle Park, NJ 07662 • (201) 848-4000 • Fax (201) 891-3565
www.McBrideCorpRE.com



+/-13,876 RSF

100 CRYSTAL RUN ROAD OFFICE

PLAN

SCALE: 1/8" = 1'-0"

0 6' 16'
SCALE IN FEET

REV.	DATE	DESCRIPTION	OWN BY	DESIGN BY	APP'D BY
1	02/05/22				
2					
3					
4					
5					
6					
7					
8					
9					
10					

BUILDING LAYOUT
100 CRYSTAL RUN ROAD, MIDDLETOWN, NY 10941
OFFICE FLOOR PLAN OPTION C

SHEET NO.
3
PROJECT NO.
2019-001

