

Approved Industrial Site For Sale

26,700 SF Approved Industrial Site • Situated on 3.5 Acres



**8 Scobie Dr,
Newburgh, NY 12550**

FOR ADDITIONAL
INFORMATION CONTACT:

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Property Summary

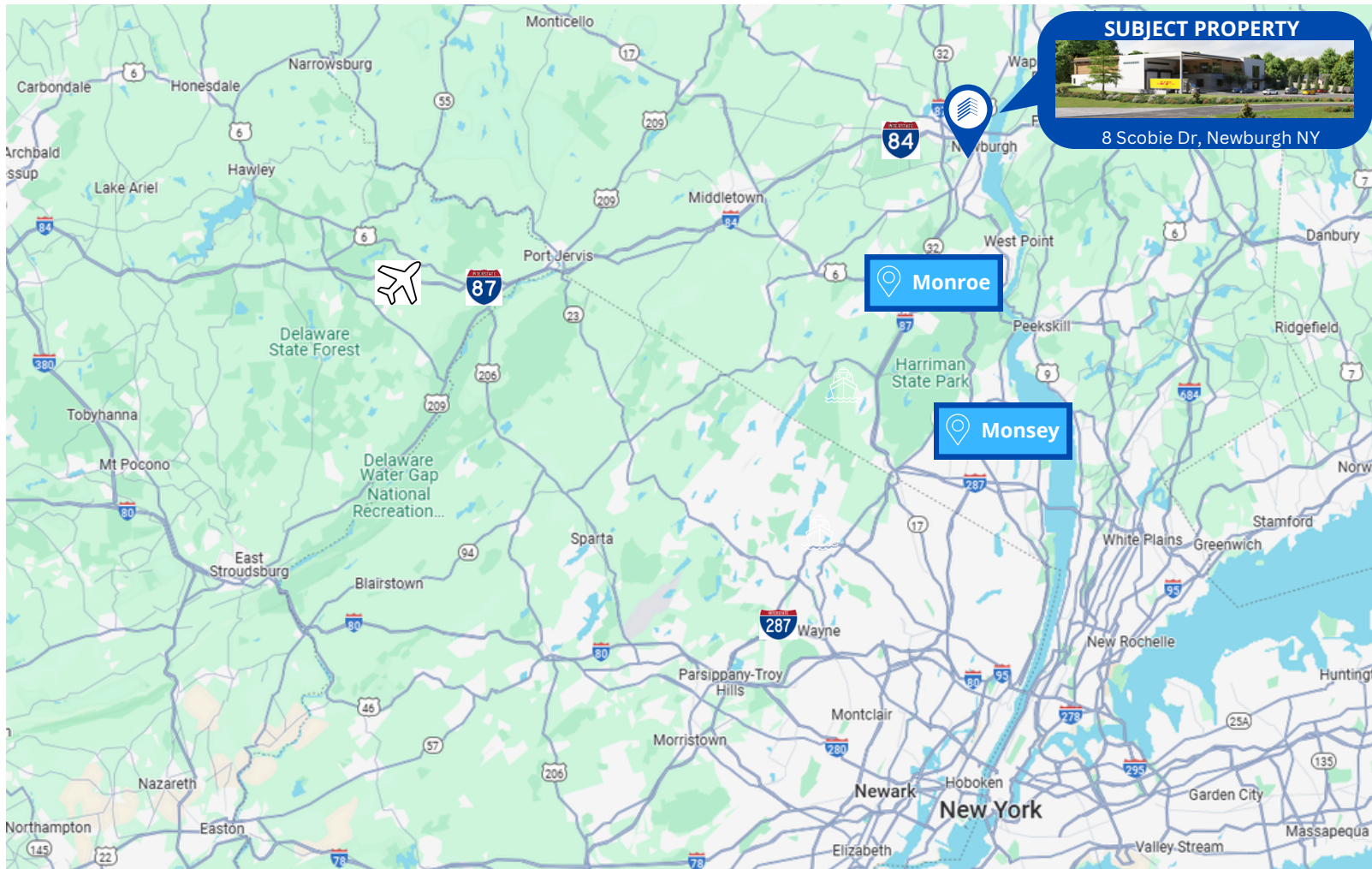
Ridge Stone Realty Group is pleased to present 8 Scobie Dr (the "Property") for sale to qualified buyers. This Property has received approval for the construction of two buildings totaling 26,700 square feet and is situated on a 3.5-acre lot.

Each building is designed to feature two dock doors and will have a clear ceiling height of 35 feet, accommodating a range of operational needs.

The property is strategically located off Route I-84 and is conveniently positioned less than three miles from I-87, offering excellent accessibility.

Property Highlights

- **Total Building Size:** 2 Buildings Totaling 26,700 SF - Approved Site
- **Building A:** 15,500 SF
- **Building B:** 11,200 SF
- **Lot Size:** 3.5 Acres
- **Loading Docks:** 4
- **Clear Ceiling Height:** 35'
- **Parking Spaces:** 27
- **Utilities :** Water, Sewer, Gas and Electric on site
- **Location:** 1.5 miles to I- 84 - 3 miles to I-87
- **Zoning:** Industrial
- **Asking Price:** \$875,000



1.5 Miles
I-84



2.9 Miles
I-87



Monroe
17 Miles



Monsey
31 Miles

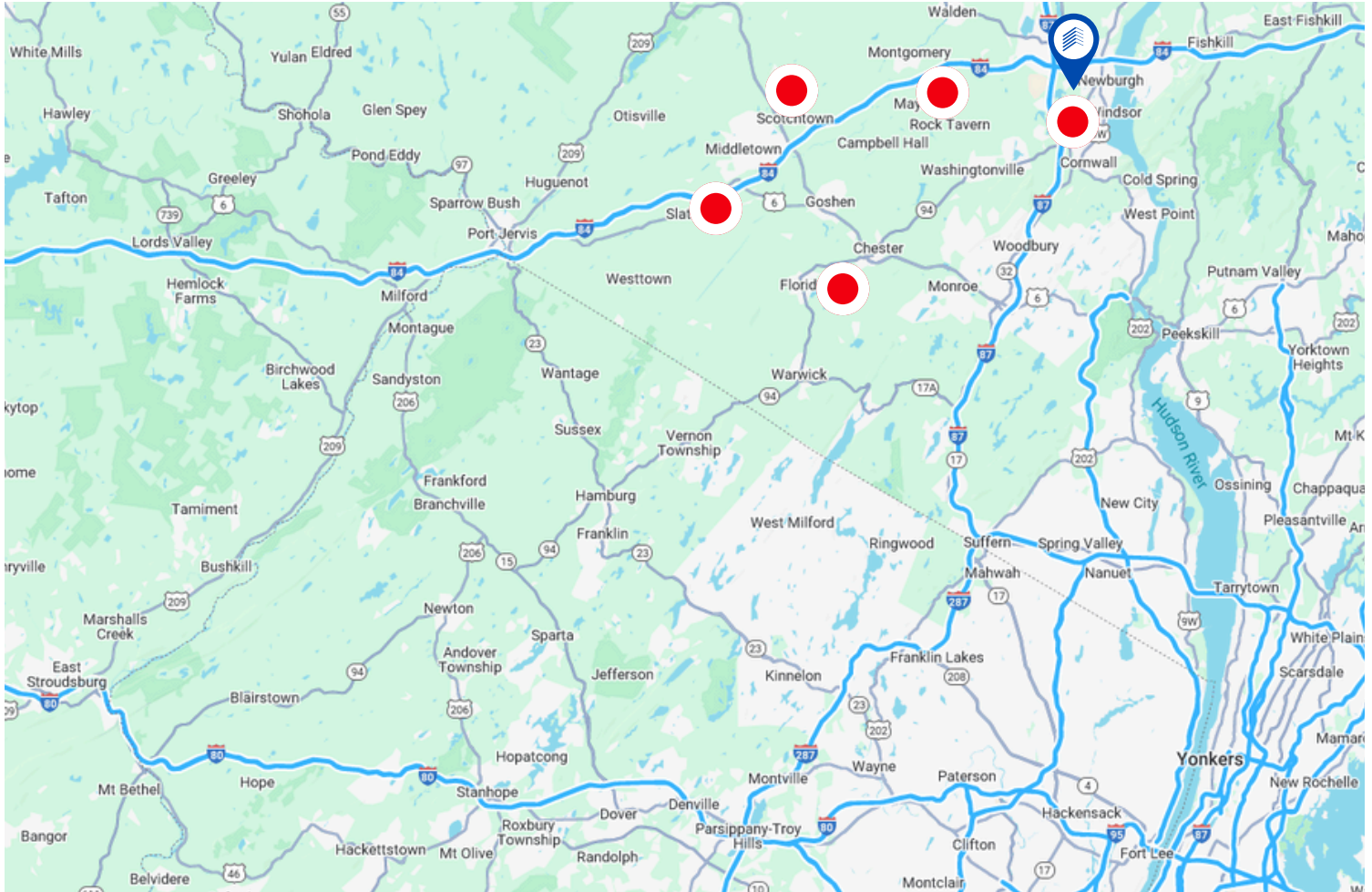
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 Corporate Neighbors Icon Locations



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ARON FULOP**(646) 389-1012****aron@ridgestonere.com**

Aron Fulop joined the Real Estate Industry back in 2018 and has since transacted approximately \$250MM in Investment and End user sales. He specializes Sale and Lease, covering NY, NJ and PA, specializing on Industrial properties. Already in his career he has transacted numerous high-profile deals and has extensive experience helping clients on both the buyer and seller sides of Commercial real estate. Aron's extensive knowledge of the market and his focus on outworking the competition has allowed him to consistently find the best deals in a highly competitive market place.

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