

AVAILABLE FOR LEASE

27,500 Sq. Ft. Available
45 TURNER DRIVE
MIDDLETOWN, NEW YORK



High Tech Industrial Building Strategically Located in New York States Fastest Growing Region.

Excellent access to Routes 17, 211, and I-84, I-287 (NY State Thruway)

Nearby to Stewart International Airport

Latest State of the Art Construction.

THE FRASSETTO COMPANIES, LLC

2 PARK WAY & ROUTE 17 SOUTH
UPPER SADDLE RIVER, NJ 07458

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27,500 Sq. Ft. available

- **Occupancy:** Immediate
- **Total Available:** 27,500 Sq. Ft.
- **Office Space:** 3,000 Sq. Ft.
- **Warehouse:** 24,500 Sq. Ft
- **Ceiling Height :** 28' Clear
- **Column Space:** 40' x 65'
- **Heat :** Gas
- **Sprinkler:** ESFR System
- **Electric:** +- 1000 AMPS
Volt 277/480 3phase
- **Tailgate Loading:** 9 Spaces
- **Car Parking:** 20 Spaces
- **Lease Rate :** Upon Request

