



Orange County, NY Industrial Portfolio

MONTGOMERY, NY



INDUSTRIAL 4 PARCEL PORTFOLIO FOR SALE

KW COMMERCIAL
9 Bert Crawford Rd
Middletown, NY 10940

PRESENTED BY:

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INDUSTRIAL PORTFOLIO FOR SALE

ORANGE COUNTY, NY INDUSTRIAL (4) PARCEL PORTFOLIO

1 Drillers Ln, 3 Drillers Ln, 121 Bracken Rd, 123 Bracken Rd, All In Montgomery, NY 12549



PROPERTY DESCRIPTION

New price reduction on this versatile Industrial portfolio comprised of 4 lots totaling 4.04 acres located in Montgomery, NY - the industrial warehouse distribution hub of Orange County, NY. Zoned I-1, with multiple commercial buildings on the site(s) and frontage on Bracken Rd with access through Drillers lane, this package also includes a residential component on lot #1 which is perfect for an owner/operator. The breakdown of the four lots are as follows:

Lot #1 - 121 Bracken Road, Montgomery, NY - SBL #30-1-22.100 features a 1,596 sqft, 3bd, 2 bath ranch style home on .8793 acres, updated with new appliances, large family room with fireplace, porch, decking, and detached 2 car garage. Oil heat with hot water baseboard. Could be utilized as an office space if needed.

Lot #2 - 123 Bracken Road, Montgomery, NY - SBL #30-1-23.00 is a .9135 acre vacant lot, zoned Industrial I-1.

Lot #3 - 1 Driller's Lane, Montgomery, NY - SBL #30-1-22.200, zoned I-1 includes a 40x60 garage with (2) overhead doors (14' ht.) concrete floor, employee rest room, additional 450 Sq. Ft. office attached. The second level boasts a 780 sq. ft. caretaker apartment with screened in porch.

Lot #4 - 3 Driller's Lane, Montgomery, NY - SBL #30-1-26.210, zoned I-1 on 1.05 acres, this lot is comprised of a 3,800 sq. ft. modern 3 bay garage, 16 ft ceiling height, with (3) 14' Ht. drive in overhead doors. There is an additional new pre-engineered steel building on site and a large paved parking area in front. This site is awaiting a building permit to construct 3,800 sq. st. addition to the existing building. Revised site plan under review with municipality. Building permit for new construction to follow approved site plan. Call list agent for private showing.

PROPERTY HIGHLIGHTS

- I-1 Industrial Zoning.
- Municipal water and sewer available to the site.
- Frontage on Bracken Road, with access through Driller's Lane.
- Residential component for owner/operator, GM or office use.
- Potential to purchase existing freight hauling and/or truck repair business(s) separately to include furniture, fixtures and equipment.

OFFERING SUMMARY

Sale Price:	\$2,800,000
Lot Size:	4.04 Acres
Building size:	+/- 11,250

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	88	268	603
Total Population	209	662	1,590
Average HH Income	\$87,752	\$89,059	\$91,954

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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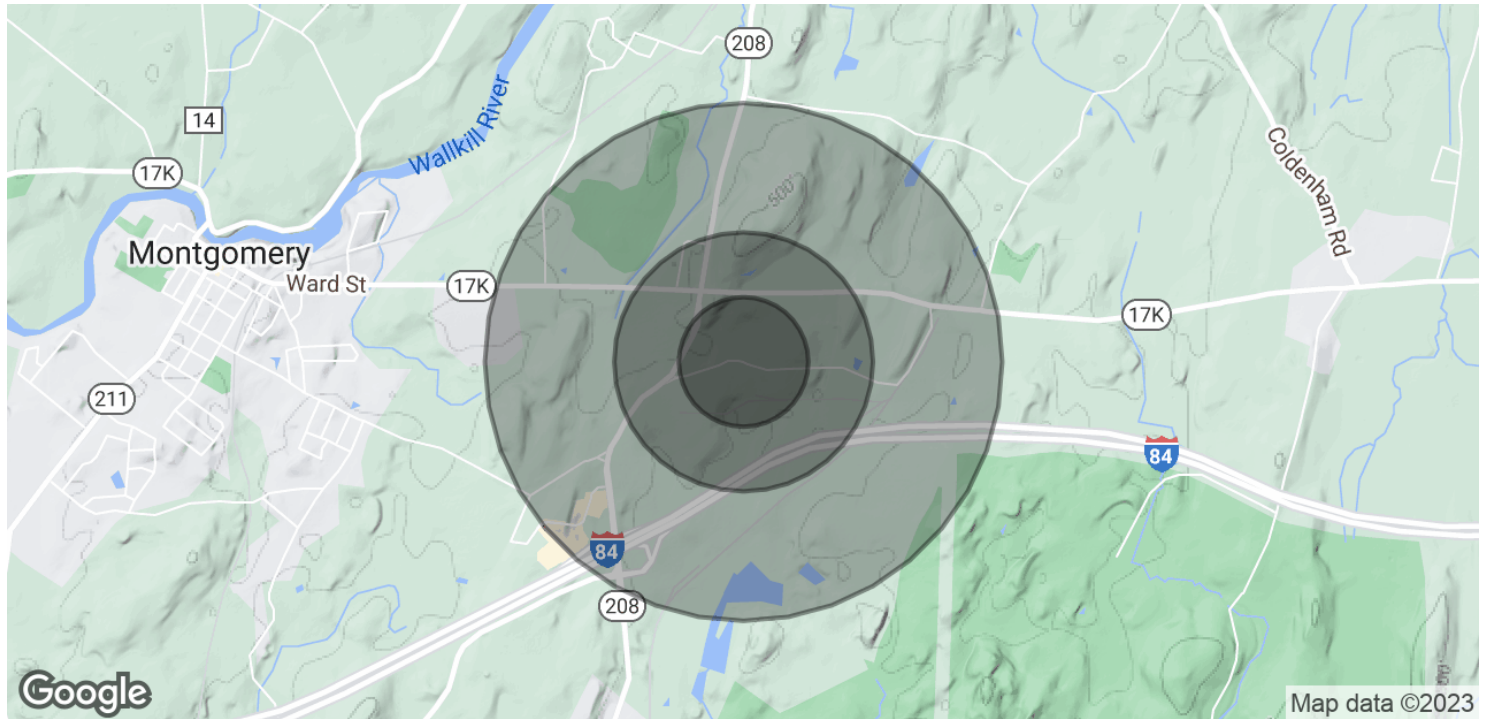
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	209	662	1,590
Average Age	37.1	37.1	37.7
Average Age (Male)	36.2	36.0	36.0
Average Age (Female)	37.8	37.7	38.3

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	88	268	603
# of Persons per HH	2.4	2.5	2.6
Average HH Income	\$87,752	\$89,059	\$91,954
Average House Value	\$167,134	\$183,301	\$216,076

* Demographic data derived from 2020 ACS - US Census

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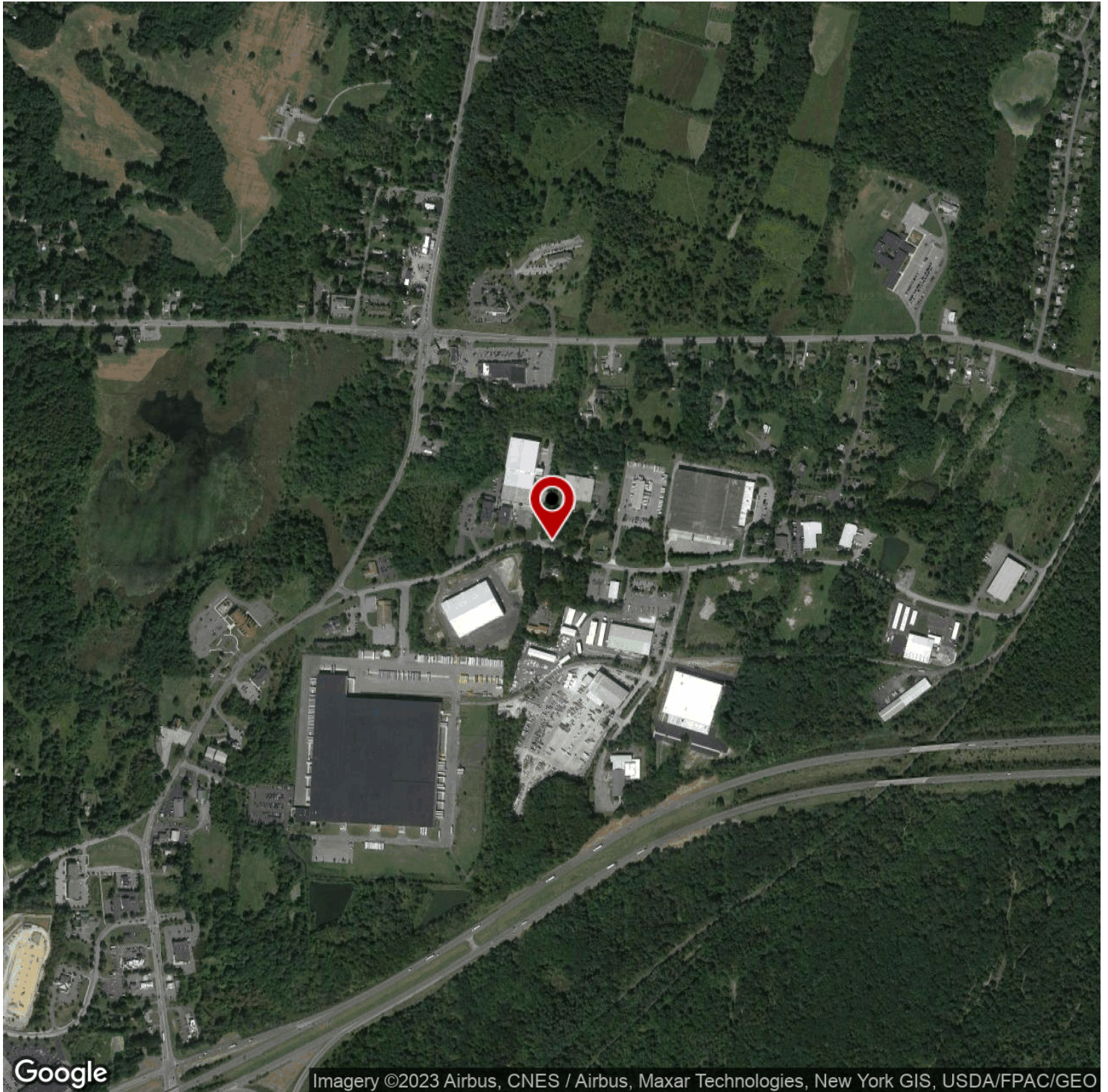
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