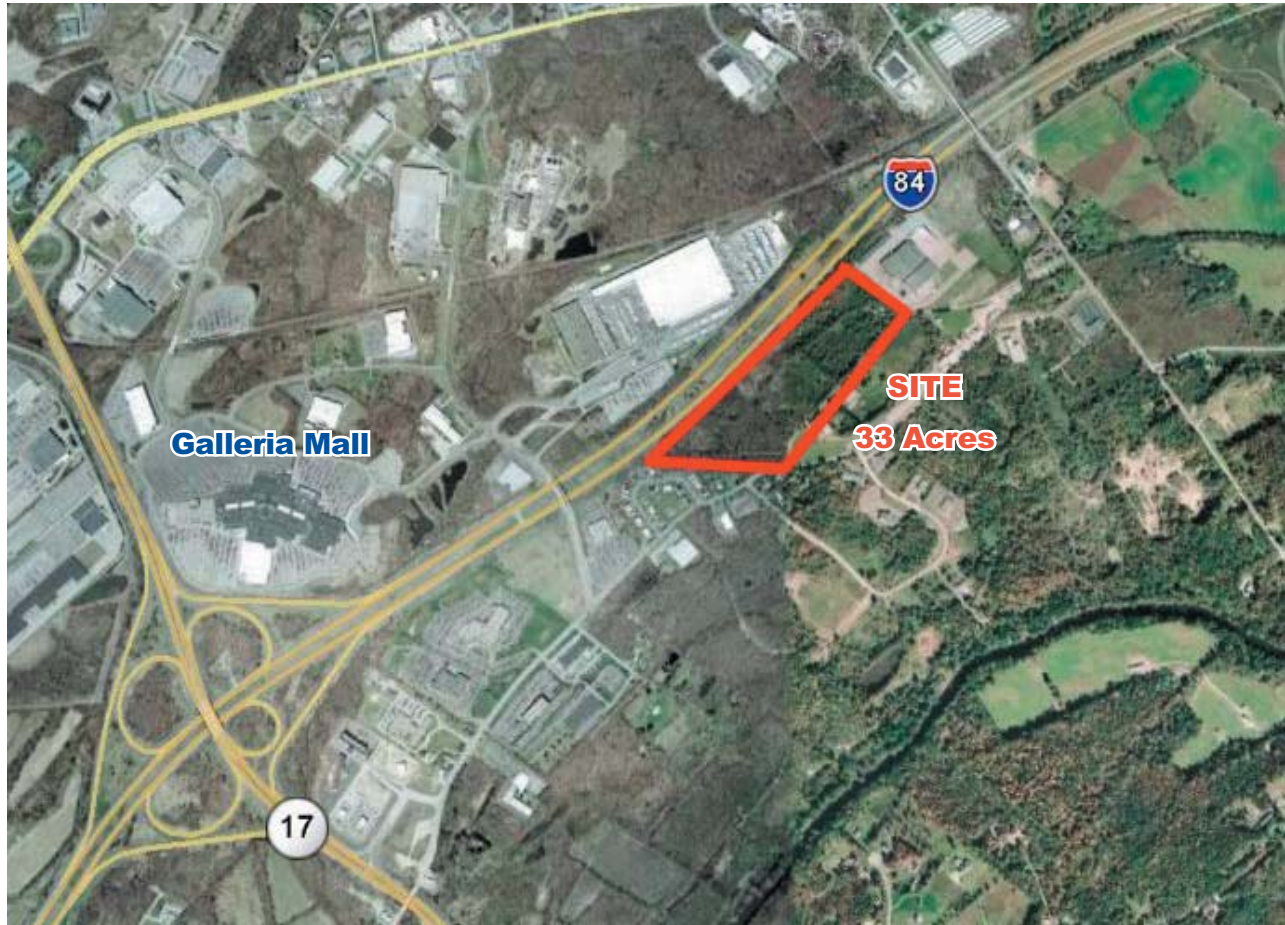


33 Acres on Interstate 84

Middletown (Wallkill), Orange County, New York

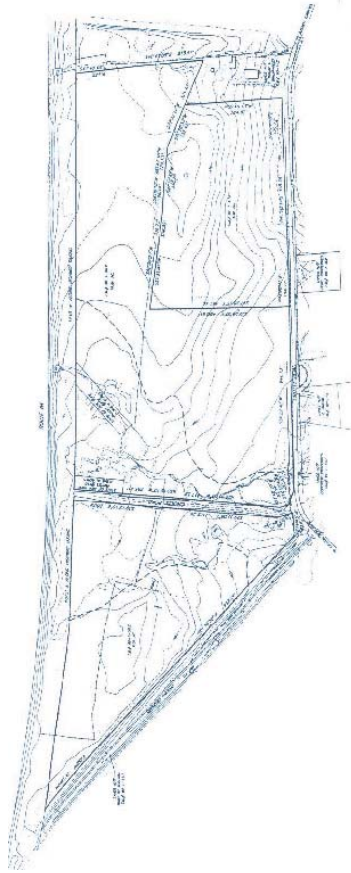


33 acre prime site located on Crotty Road, fronting on Interstate 84, a short distance from the intersection of NY 17.

- Zoned Office, Research and Medical, Town of Wallkill
- All utilities, sewer, water, gas, and electric to the site
- 1 mile to the regional Galleria Mall and new Middletown Hospital development
- Total of 21,496 households, and 26,205 employees within a 5-mile radius (2008)
- Major industry in the immediate vicinity including Blue Cross Blue Shield, Frontier/Citizen Communications, Mediacom Corp, and Ball Corporation



Your Corporate Real Estate Departmentsm



Middletown, Orange County, New York

Description:

33 acres of undeveloped land located in Middletown, Township of Walkill, Orange County, New York.

Location:

Fronting on Interstate I-84 located a short distance from the intersection of NY Route 17.

Particulars:

Zoning:	Office, Research & Medical
Tax Map:	60-1-56.2 and 60-1-8.12
Frontage:	Approximately 2,515' on I-84 and 1,295' on Crotty Road
Depth:	Average 700 feet
Utilities:	Water, gas, electric and sewer in street

Area:

Area businesses include Blue Cross Blue Shield, Frontier/Citizen Communications, Mediacom Corp and Ball Corporation. The Galleria Mall (regional shopping mall) is located a short distance away. Hotels in the immediate vicinity include Hampton Inn, Courtyard by Marriott and Holiday Inn.

Demographics:

Total of 21,496 households, and 26,205 employees within a 5-mile radius (2008 data).

Sale:

\$2,500,000

For further information:

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