





39 POLICE DRIVE, GOSHEN, NY AVAILABLE FOR LEASE – 117,500 SF

FULL BUILDING OR DEMISABLE TO ~20,000 SF DELIVERING Q4 2023

39policedrive.com

SITE PLAN & BUILDING SPECIFICATIONS

Specifications:

Building Size: 117,500 SF total; demisable to 20,000 SF

Acres: 22 acresCeiling Height: 36'

Column Spacing: 59' x 41'

Loading Docks: 28 dock doors with 6 additional knock-out panels

Drive Ins: 2

• Trailer Parking: 12 spaces

• Car Parking: 160 spaces + 60 reserve parking spaces

Lighting: LED

Floor: 6" Reinforced concrete slab

Water: MunicipalSewer: Municipal

Natural Gas: Provided by Orange & Rockland Utilities

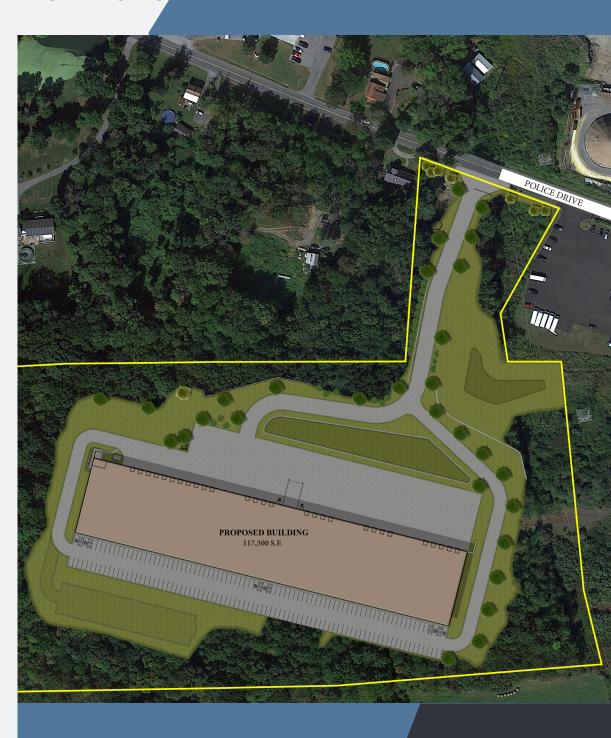
Electric: Provided by Orange & Rockland Utilities;

1200 AMP service

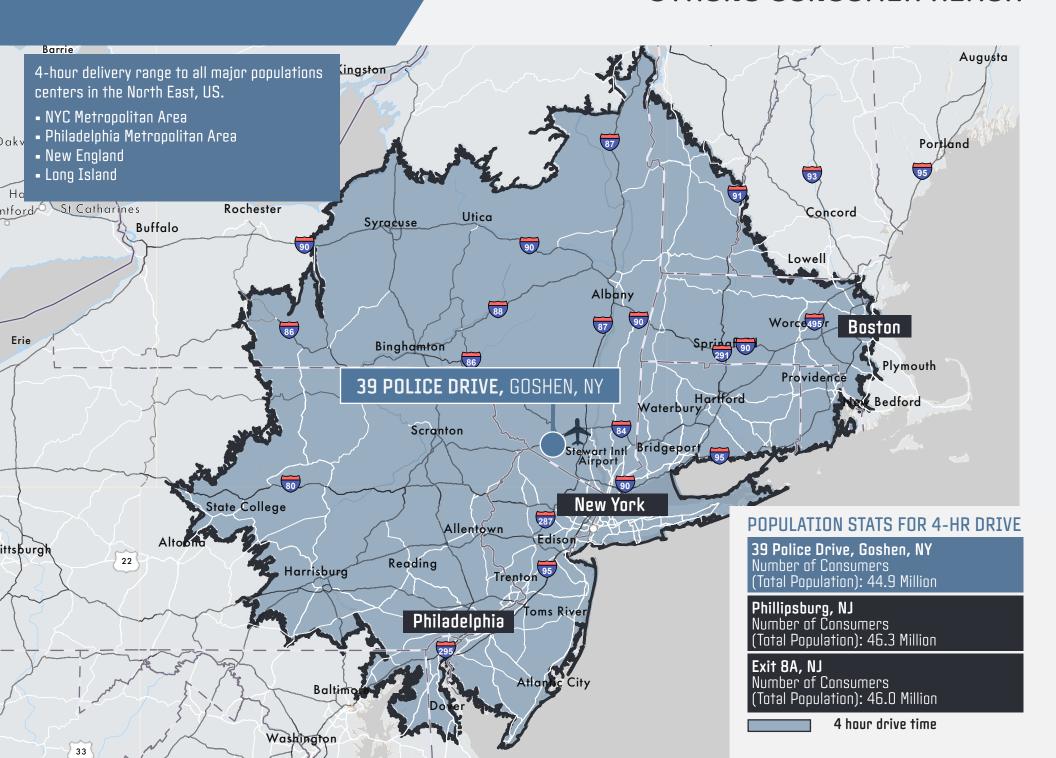
Sprinkler: ESFR

Corporate Neighbors

- King Zak Industries Inc
- Royal Wine Corporation
- Amy's Kitchen
- Konica Minolta
- Anheuser-Busch
- Amscan



STRONG CONSUMER REACH



SUPERIOR REGIONAL AND LOCAL CONNECTIVITY





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