

AVAILABLE

Exclusive
Offering

67,000 SF Flex Space on 7 Acres

Orangeburg NY
One Corporate Drive



FEATURES:

- 48,000 SF Office
- 18,000 SF Warehouse with 22' ceilings, 2 Loading docks
- 1,000 SF Laboratory
- 94 Seat Auditorium
- State-of-the-Art Climate control HVAC
- Corporate Reception, meeting rooms with kitchen, bar, and video conferencing

For further information contact:

STEVE PERFIT, CCIM, SIOR

Office: (845) 338-5000 Ext. 11
sperfit@pyramidbrokerage.com

CHRISTIAN JOHANNESSEN

Cell: (914) 475-9681
cjohannessen@pyramidbrokerage.com

ASKING \$13,600,000

LEASE RATE \$17/sf NNN

No warranty or representation, express or implied, is made as the accuracy of the information contained herein, and same is submitted subject to errors and omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions, imposed by our principals.

 **Pyramid Brokerage
Company**
COMMERCIAL REAL ESTATE SOLUTIONS
82 Broadway, Kingston, NY 12401
(845) 338-5000 • Fax: (845) 338-7369
www.pyramidbrokerage.com

An independently owned and
operated member of the
 **CUSHMAN &
WAKEFIELD.**
ALLIANCE