

OFFICE SPACE FOR LEASE

*60 ERIE STREET, VILLAGE OF GOSHEN
ORANGE COUNTY, NEW YORK*



FOR ADDITIONAL
INFORMATION,
CONTACT

Morris Goldberg
Senior Vice President

Exclusive Broker



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www.McBrideCorpRE.com

Note: Information herein is subject to errors; omissions; changes of price; rental, or other conditions; withdrawal without notice; and to any special listing conditions imposed by our principals. All areas and dimensions are approximate.



BUILDING:

Four-story brick office building with up to $\pm 4,352$ sq. ft. of office space available

ACCESSIBILITY:

*Approximately 1 mile to NY Route 17 (exit 125)
*Approximately 5 miles to Interstate 84 (exit 4)
*Within walking distance of County of Orange Municipal Building

SPACE:

Third floor:

$\pm 1,500$ sq. ft. (just renovated)

Fourth floor (these two units can be combined)

$\pm 1,489$ sq. ft. unit

$\pm 1,363$ sq. ft. unit

PARKING:

Able to accommodate ± 42 cars

PRICE REDUCED!

FOR LEASE

UP TO ±4,352 SQ. FT. OFFICE SPACE



60 ERIE STREET, VILLAGE OF GOSHEN, NY

LOCATION: 60 Erie Street, Village of Goshen, Orange County, New York. Southeast corner of Erie Street and Murray Avenue.

ACCESSIBILITY:

- Approximately 1 mile to NY Route 17 (exit 125)
- Approximately 5 miles to Interstate 84 (exit 4)
- Approximately 15 miles to NY Thruway (exit 16)
- Approximately 1 mile to Arden Hill Hospital
- Within walking distance of County of Orange Municipal Building

DESCRIPTION: Four-story brick office building, originally constructed as a school in 1861, and renovated/converted in 1976. The building has approximately 3,150 sq. ft. on each floor, and totals 12,580 sq. ft. The building has an enclosed stairwell and hydraulic elevator, both of which give access to all four floors of the building.

PLOT SIZE: Building is situated on ±.46 acres

**AVAILABLE
SPACE:**

Third floor: ±1,500 sq. ft.- Just renovated

Fourth floor:

▪ 1,489 sq. ft. unit

▪ 1,363 sq. ft. unit

These two units can be combined.

**60 Erie Street
Goshen, NY
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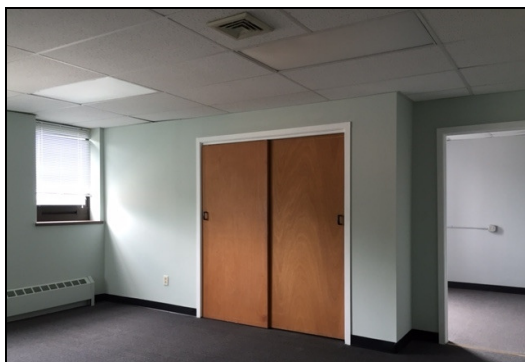


UTILITIES:

Heat:	Gas-fired hot water baseboard with zoning controls throughout
A/C:	Central air-conditioning with zoning controls throughout.
Electric:	200 amp service provided by Orange & Rockland
Gas:	Provided by NYSEG
Sewer:	Municipal, Village of Goshen
Water:	Municipal, Village of Goshen

PARKING: Able to accommodate ±42 cars

LEASE TERM: Five years preferred. Landlord may consider shorter lease terms for transactions involving only minor leasehold improvements, or for space taken "as is".





PROPERTY FACT SHEET

**60 Erie Street
Goshen, NY
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- RENTAL RATE:**
- **Price Reduced!** \$11.00 per sq. ft. for the 2 units on the 4th floor, plus tenant electric and maintenance of air-conditioning unit.
 - Third floor space: \$14.00 per sq. ft. plus tenant electric.

Rent includes real estate taxes, heat, insurance, building and grounds maintenance for the base year.

For further information or to arrange a tour, please contact licensed real estate broker:

Morris Goldberg, Senior Vice President

EXCLUSIVE BROKER

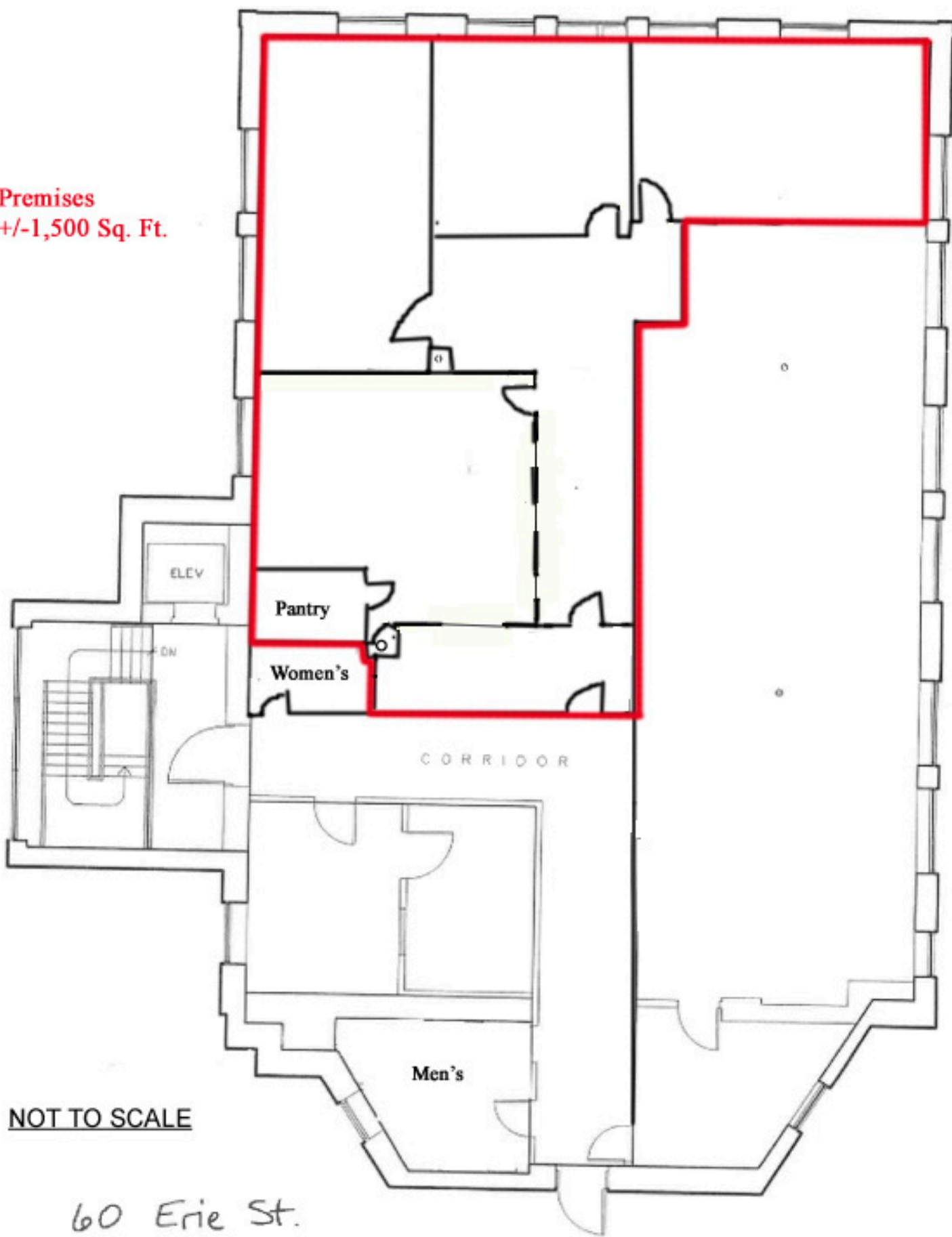
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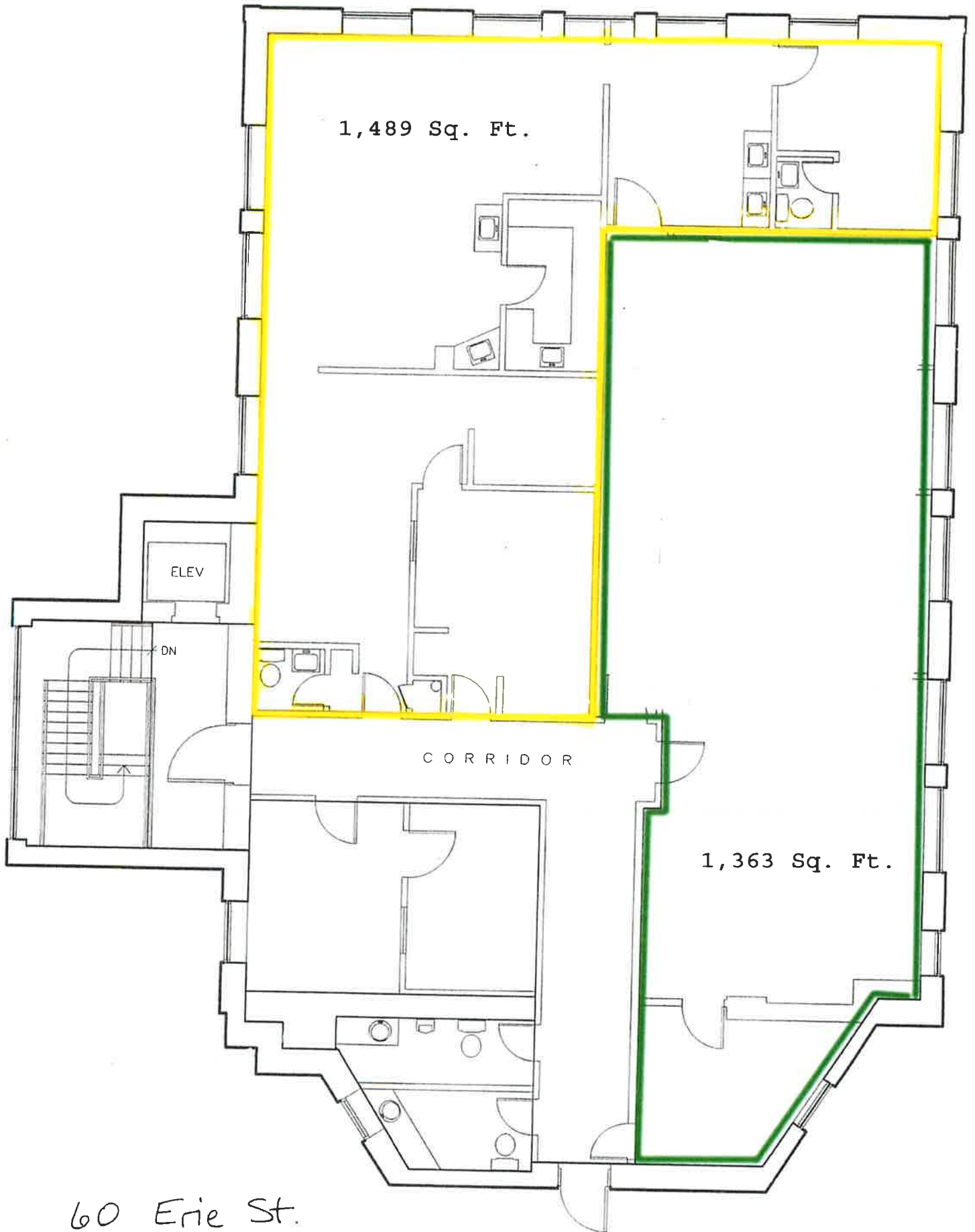
Premises
+/-1,500 Sq. Ft.



NOT TO SCALE

60 Erie St.

THIRD FLOOR PLAN



60 Erie St.

FOURTH FLOOR PLAN