

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 $\pm 6,752$ rentable sq. ft. of office space

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

AVAILABLE SPACE:

3,900 rentable sq. ft. unit consisting of the entire 2nd floor with a small section of the 1st floor.

1,489 rentable sq. ft. unit and 1,363 rentable sq. ft. unit on the 4th floor. These two units can be combined.

PARKING:

Able to accommodate 60 cars

FOR LEASE

±6,752 RENTABLE 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 rentable sq. ft. (rsf) on each floor, and totals 12,580 rentable 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:

- 3,900 sq. ft. unit consisting of the entire 2nd floor with a small section of the 1st floor.
- 1,489 sq. ft. unit and 1,363 sq. ft. unit on the 4th floor. These two units can be combined.

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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 60 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**

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RENTAL RATE: \$16.00 per sq. ft. for the 3,900 sq. ft. consisting of the entire 2nd floor and part of the 1st floor, plus tenant electric and maintenance of air-conditioning unit.

\$13.00 per sq. ft. for the 2 units on the 4th floor, plus tenant electric and maintenance of air-conditioning unit.

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

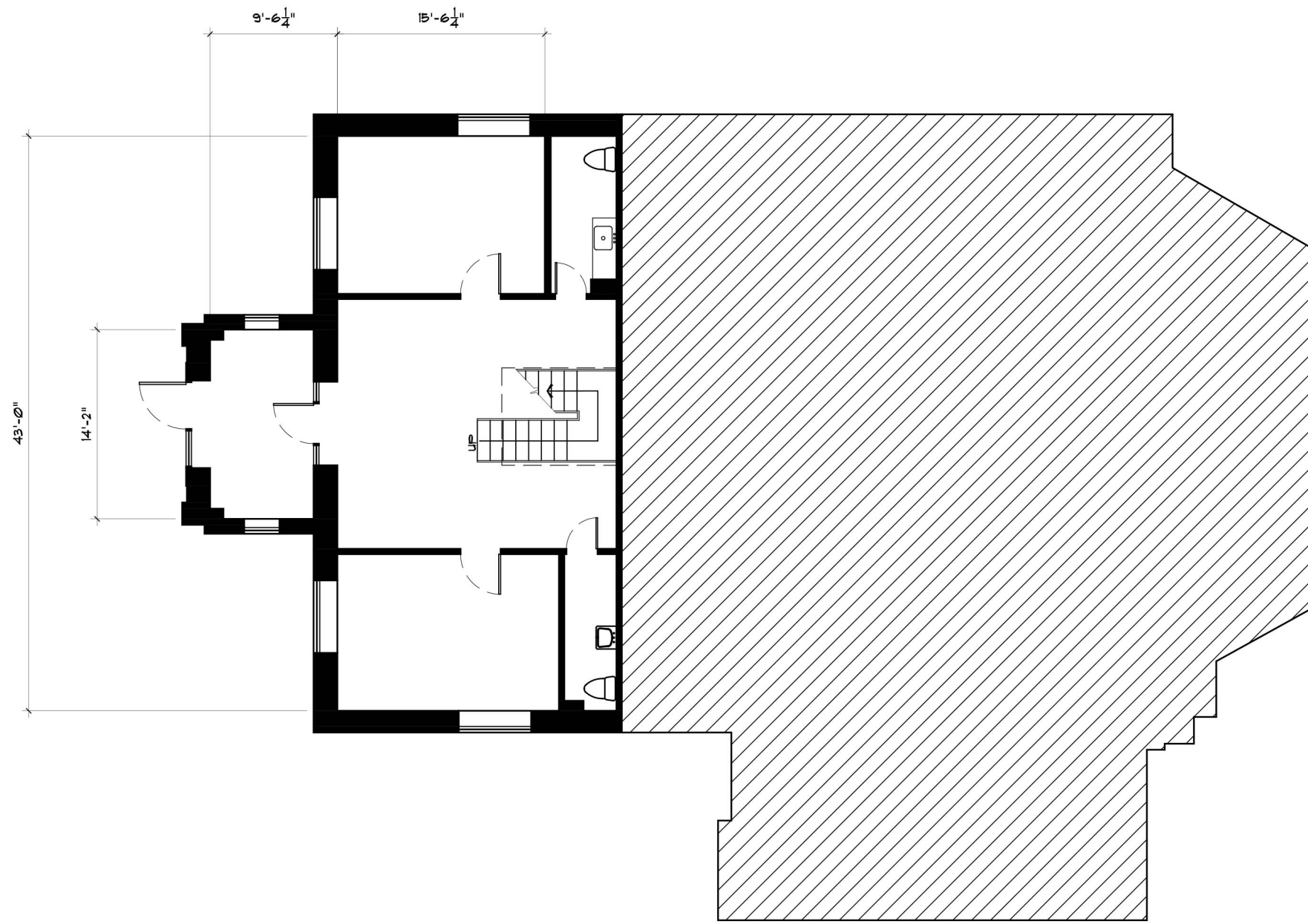
**McBRIDE CORPORATE REAL ESTATE, INC.
5 Corporate Drive, Suite 201, Central Valley, NY 10917
845-928-6500 Ext. 13 Fax 845-928-7838**

E-mail address: goldbergm@mcbridecorp.com Web Site: www.McBrideCorpRE.com

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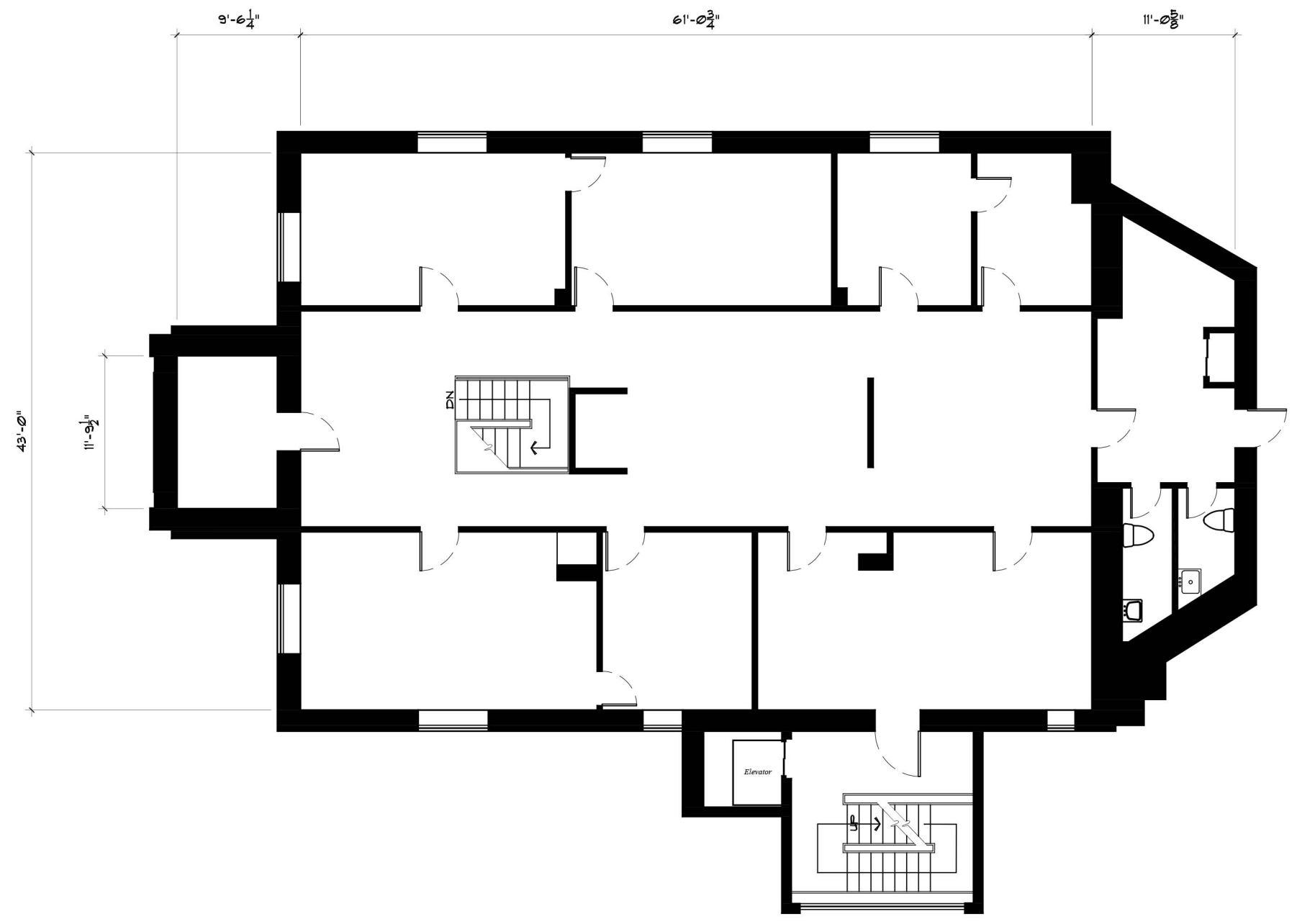
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MG/DL 4/17/17

TOTAL 1st FLOOR =
1,215 SF.



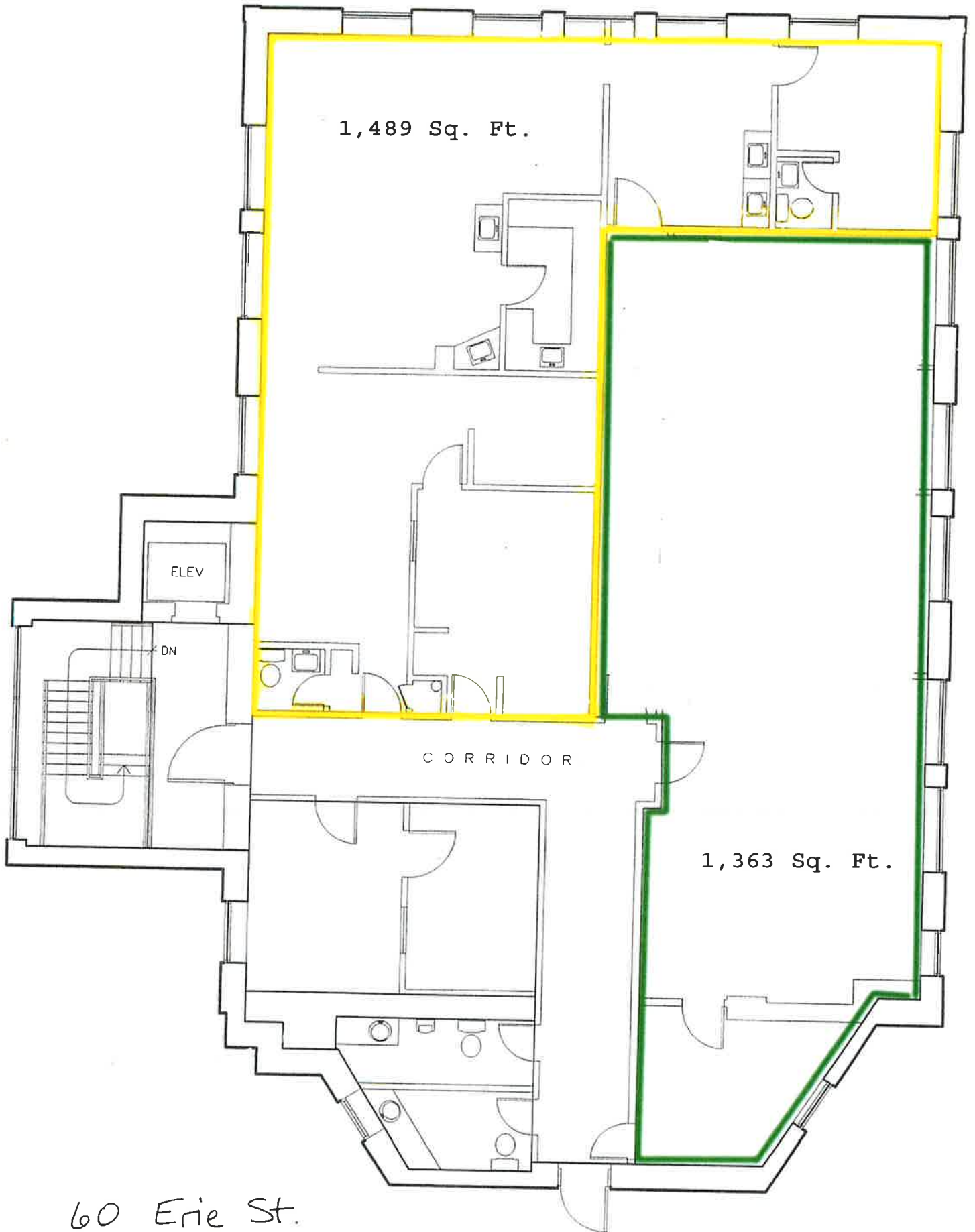
FIRST FLOOR

TOTAL 2nd FLOOR =
3,353 SF.



SECOND FLOOR

SCALE: 3/32" = 1'-0"



60 Erie St.

FOURTH FLOOR PLAN