

FOR LEASE



15,426 SQ. FT. OFFICE/RETAIL/WHSE SITE
40 RAILROAD AVE, MONTGOMERY, NY 12549
Asking \$7,000.00 per month. Includes taxes & cam.

Excellent site for contractor, mason, tractor supply, plumbing supply, stone/tile supply, lumber yard, etc. 11,400 sq. ft. recently renovated warehouse with separate 4,026 sq. ft. recently renovated showroom/retail/office space. Warehouse is a non heated clear span metal pole barn with 2-14 foot doors & 20 foot ceilings. Large off street parking lot. Price includes taxes and cam. Tenant responsible for utilities. Minutes from I-84 Exit 5, NYS Thruway and New York Stewart International Airport.

ROBERT A VITANZA

NYS Licensed RE Associate Broker

Office: 845-562-4835

Cell: 845-926-6161

Fax: 845-562-1006

Email: bob.vitanza@randcommercial.com



WWW.RANDCOMMERCIAL.COM





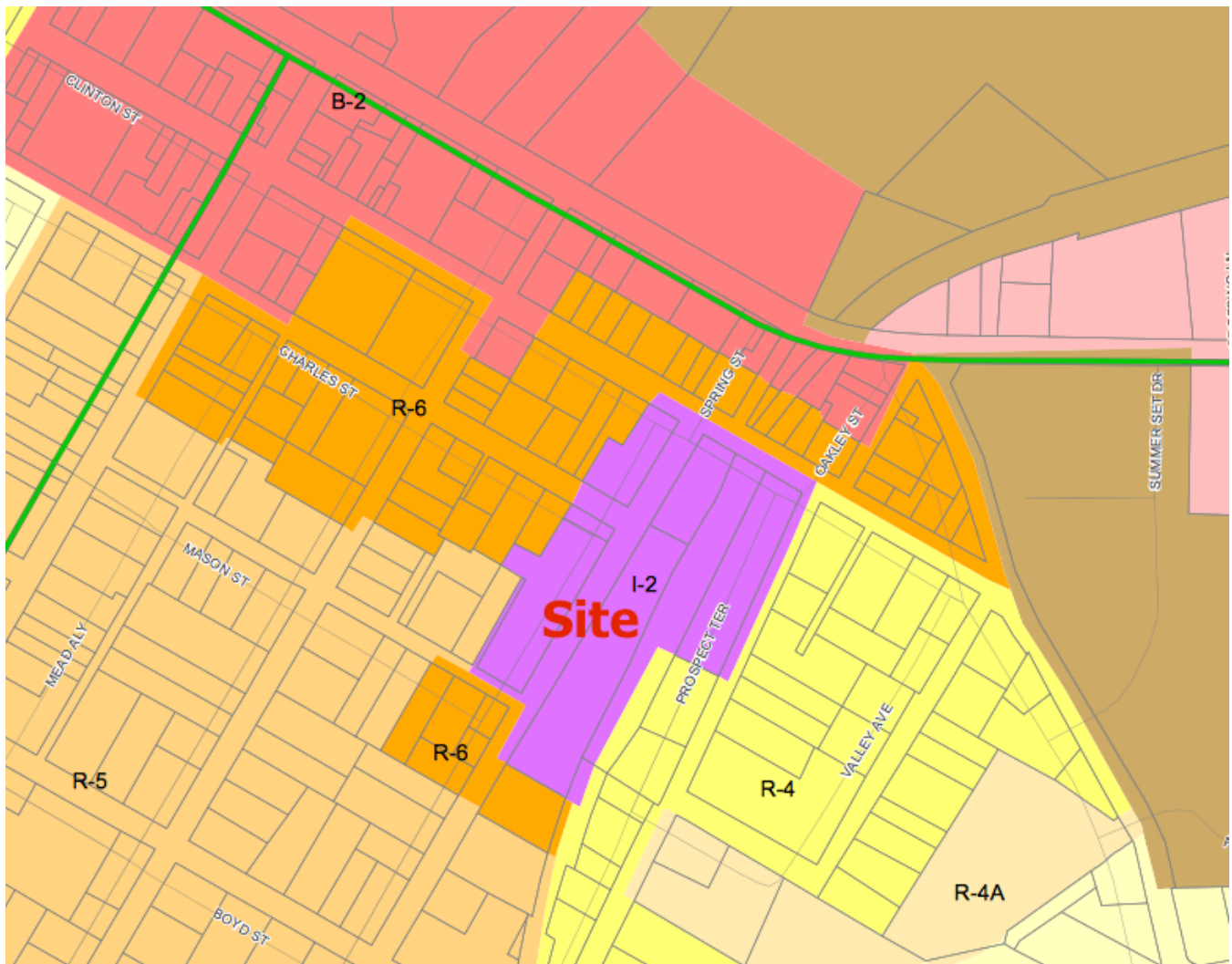


TAX MAP



206

Zoning Map



ZONING

122 Attachment 5

Village of Montgomery

BUSINESS AND INDUSTRIAL DISTRICTS

TABLE OF USE REGULATIONS

[Amended 5-10-1967; 6-3-1968; 12-16-1985 by L.L. No. 20-1985; 1-30-1996 by L.L. No. 2-1996;
3-20-2002 by L.L. No. 2-2002; 1-20-2009 by L.L. No. 1-2009; 6-16-2015 by L.L. No. 1-2015]

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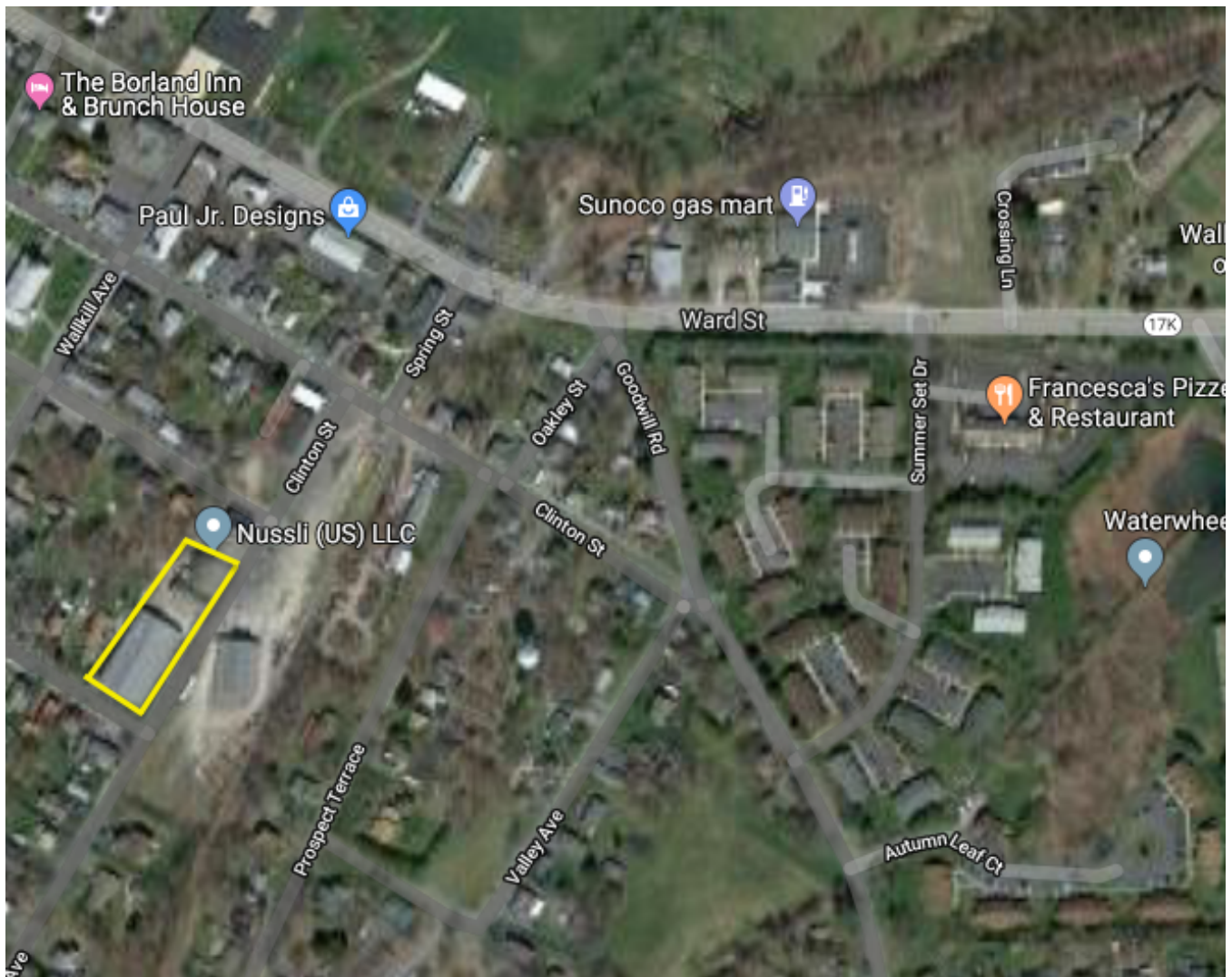
P = Permitted use.

SE = Special exception use.

All other uses are prohibited.

Use Classification	B-1 Neighborhood Business	B-2 Village Business	I-1 Industrial Park	I-2 ¹ Village Industry
RESIDENTIAL USES				
Dwelling unit over first floor nonresidential use		SE		
RESIDENTIAL COMMUNITY FACILITIES				
Church or similar place of worship, parish house, seminary, convent or dormitory	SE	SE	SE	SE
Nursery school	SE	SE		
Park, playground or recreational area operated by the municipality	P	P	P	P
Public library, museum or community center	SE	SE	SE	SE
Fire station, municipal office other governmental building of similar character	SE	SE	SE	SE
School elementary or high, public or denominational or private, having a curriculum the same as ordinarily given in public schools	SE	SE	SE	SE
GENERAL COMMUNITY FACILITIES				
Airport			SE	
Bus passenger shelter	P	P	P	P
Hospital, sanitarium, nursing home or rest home			SE	
Membership club, nonprofit		SE		
Philanthropic, fraternal, social or educational institution office or meeting room, nonprofit	SE	SE		
Public utility structure or right-of-way necessary to serve areas within the Montgomery community, excluding business office, repair or storage of equipment			SE	SE
Public passenger transportation station or terminal		SE		
BUSINESS USES				
Agriculture: horticulture; truck farming; dairy and poultry farming; and the raising of livestock			P	
Automobile laundry				SE
Bank	P	P		
Filling station		SE		
Funeral home	P	P		
Inn		SE		
Kennel			SE	
Office: business, professional or utility	P	P	P	P
Personal service shop: beauty parlor, dry-cleaning or laundry service of less than 4,000 square feet, professional studio, travel agency or similar shop	P	P		P
Printing and publishing plant	SE			
Radio or television broadcasting studio	P	P	P	P
Repair garage				P
Repair shops for household and/or personal appliances		P	P	P
Restaurant	P	P		
Retail store or shop	P	P		P
Self-service storage facilities	SE			
Shop for custom work and for making articles to be sold at retail on premises	P	P		
Tavern	P	P		
Vocational school		P	P	P
Wholesale store			P	P
Billiard parlor		P		
Motor vehicle, mobile home or boat salesroom or outdoor sales lot for products for sale and/or for hire				
INDUSTRIAL USES				
Dry-cleaning plant of more than 4,000 square feet			SE	P
Fuel oil storage			SE	
General industry				
Laundry plant of more than 4,000 square feet			SE	P
Limited nonnuisance industry, using machines not exceeding 5 horsepower			P	P
Machinery repair or service plant, nonnuisance			SE	P
Monument works				P
Municipal sanitary landfill or incinerator				
Nonnuisance industry			SE	P
Printing and publishing plants			P	P
Public utility building, plant, structure or storage yard			SE	SE
Quarry: mining, loading, hauling and/or processing of sand gravel, shale or topsoil			SE	
Research institute or laboratory			SE	P
Roadside market for the sale of farm products			P	
Storage yard: building material, feed or similar nonhazardous materials				P
Temporary sand and gravel removal operations	SE	SE	SE	SE
Warehouse	SE		SE	P
Wearing apparel or accessories manufacture			P	P
Wholesale business			SE	P
ACCESSORY USES				
Bed-and-breakfast	SE	SE		
Caretaker's or owner's dwelling unit			P	P
Customary accessory use, building or structure, except retail services or prohibited uses	P	P	P	P
Home occupation		P		
Home professional office		P		
Private garage or off-street parking area pursuant to § 122-27	P	P	P	P
Private swimming pool	P	P		P
Signs pursuant to Article VIII	P	P	P	P

Aerial Lot



Area Map

