

Cross Property 360 Property View

331 NY-94 S Unit #2, Warwick, NY 10990, Orange County



MLS#: **6205037** Active List Price: **\$4,500.00 Per Month**
 Addr: **331 NY-94 S Unit#2**
 PO: **Warwick** County: **Orange County**
 City/Town: **Warwick Town** Zip: **10990**
 Village: **None** Hamlet/Loc:
 COM Type: **Office** SubType: **Office - R&D**
 Tran Type: **Lease** Complex:
 Bldg Size: Levels: Sqft/Av Spc: **4,000**
 Lot Size: Zoning: **1b**
 Bus Name: **Tinsman LLC**
 Bus Desc: **WARWICK GENERAL RENTAL**

LSC: New Listing Last Ext:	
Current Use: Business, Heavy Industrial, Light Industrial, Mixed, Office, Other/See Remarks, Retail, Utility, Warehouse	Permit Use: Business, Heavy Industrial, Light Industrial, Mixed, Office, Retail, Warehouse
Building Class: No Invest Prop?: Street Type: # Ttl Units: 1	
Elevator: No Sprinkler: Wkend Svc: # Res Units:	
Ceiling Height: Orange & Rockland Grs Lse Area: Yr Blt: # Renovated:	
Elec Co: Orange & Rockland Floor Num: Elec Amps: # Bldgs:	
Elevator Type: 2 Car Attached, Lot Parking, Storage, Unassigned Elec Phase: # Docks:	
Parking: Unassigned Elec Volts: # Dv/Grd Drs: 2	
Traffic Count: Ovrhd Dr Hgt: RE Included:	
Tax ID#: 06-1559134 Assum Mort: Tot Inc Yr:	
Tax: Tax Year: Assmt: Tot Exp Yr:	
Cap Rate: Grs Rent Mult: Ann Bus Inc: Ann Rent Inc:	

Lease Type: NNN Lease Term: 1-6 Months, 12 Months, 6-12 Month, Over 12 Months, Renewal Option, Flexible Sublease?: Yrs Lft on Lse:
Min Divis SqFt: 4,000 Max Cont SqFt: NNN Expenses: \$615 Perc Proc Fee:
Build to Suit: Yes # Park Spcs: Utils Avail: Heating, Cooling, Lighting
Office SqFt:

Amenities:
 Includes:
 Excludes:
 Heat Zones/Type: **Forced Air, Radiant** Fuel: **Electric, Oil Above Ground, Propane**
 A/C: **Central, Ductwork** Water: **Drilled Well**
 Garbage: Sewer: **Septic**
 Plumbing: Hotwater: **Electric Stand Alone**
 Construction: Gas Avail:
 Lot Description: **Level, Partly Wooded, Stone/Brick Wall**
 Location Desc: **First Floor, End, Ground Floor, See Remarks**

Public Remarks
Right off St Rt 94 S in Warwick NY! Conveniently located next door to Warwick General Rental - a family owned and operated, providing Warwick, Orange County and North Jersey with superior rental service for over 30 years. Additional office/warehouse/retail space next door a Meticulously cared for by the landlord. High security. Great neighbors (including Retro Modern Antiques)! Great location! Landlord is OPEN to working with tenant to suit their business' needs. More space available on property. NNN: \$615/month includes: property taxes, insurance, septic, lawn maintenance, snow-plowing, parking lot lights Client is responsible for: garbage, recycling, heating, propane, unit's electric.

Agent Only Remarks
1 months security + 1 months rent 1 time leasing fee = to 1 months rent TEXT or CALL Emilee Dupré to see the property 845-545-9123. Hours M-F 7:30am-5pm, Sat 8am-1pm, Sunday Closed.

Show Instr: **Please text or call Listing Agent Emilee (845) 545-9123 with request. Text is best for quick response.**
 Access for Show: **Broker, Use the Showing Assist icon for appointments** Senti LB#:
 Improvements:
 Directions: **From Warwick Turnpike, turn left onto State Route 94/NY-94, then left at 331 State Rt 94 S, Take driveway straight back past the first building. Unit 2 is the first unit you'll see as you pull up to the red building. Next to Warwick General Rental.**

Appt Ph: 845-545-9123	Appt Ph 2:	DOM: 32
Owner: Carl Arbistat	REO: No	Org Price:
LA: (64519) Emilee Dupre	LA Ph: (845) 928-8000	Mod/Excl:
LA Email: emileeduprelarsen@gmail.com		List Dt: 08/23/2022
LO: (KWRE01) Keller Williams Realty	LO Ph: (845) 928-8000	On Market Dt:
CLA: (KWRE01) Keller Williams Realty	CLA Ph:	Expire Dt: 08/05/2023
CLA Email:		Agr Type: ERS
CLO: 50%	CLO Ph: 0	Neg Thru: Listing Agent
SA: 50%	BRA: 0	\$/SqFt:
OBD: 50%	CAN Dt:	OM Date:

Prepared By: Emilee Dupre

Date Printed: 09/24/2022



additional storage space next door



Listing History from MLS

MLS#: [6212026](#)
Active

[331 Ny-94 S # 4 Warwick 10990](#)

PropType: **COM** Lease
List Office: [Keller Williams Realty](#)



DOM	Price	Change Type	Effective	Chg Info	Chg Date	Agent ID	Office ID
		New Listing	09/24/22	->A	09/24/22	64519	KWRE01

MLS#: [6205037](#)
Active

[331 Ny-94 S # 2 Warwick 10990](#)

PropType: **COM** Lease
List Office: [Keller Williams Realty](#)



DOM	Price	Change Type	Effective	Chg Info	Chg Date	Agent ID	Office ID
		New Listing	08/23/22	->A	08/23/22	64519	KWRE01



