



Last LP: \$1,350,000.00 ML#: 1033241
 Addr: [2781 ROUTE 23](#) COM/A
 (Click to view Map)
 Twn: [HARDYSTON](#) Zip: 07460
 (Click to view Town Info)
 Cty#: 19 CtyLoc: Area#: 1911
 Direct: ROUTE 23 SOUTH BOUND, APROX. 2 MILES SOUTH OF HIGHWAY 94
 Orig LP:
 Sold:
 SD: UCD: DOM:

SqFt for Lease:		SqFt for Sale:		MinSF for Lease:	
Build/Complex:	NONE	Sub Style:	OTHER	For Sale/Lease:	S
Style:	INDUSTRIAL	\$/SqFt:		Liquor License:	N
Lease Amnt\$:		Office SqFt:	400	Lease Type:	
Office Rent:		Unit of Msur:		Lease Term:	
Total Size:	2025	Coverage:		Tenancy Typ:	
Land Assessment:	181300	Lot Size(acres):	1.8	Zoned:	COM/COM
Bldg Assessment:	228200	Contiguous Land:		Expandable:	Y
Taxes:	\$6,524	Avail:	9/1/2010	Free Standing:	Y
Floor/Unit Desc:		Bldg Front:	23	Mortgage Info:	
Road Front:	23	Construction:	BLOCK	Cooking:	N
Restrictions:		Floor Load:		Windows:	
Easements/Assess:		Tailgate Docks:		Floor Const:	CEMENT
Year Built:	1990	Lev:		Roof:	
#Floors:	2	Column Spacing:		Sprinklers:	
Drive-Ins:	2	Elev Capacity:		Floor Drains:	Y
Rail Access:		Alarm:	YES	Cranes:	
#Elevators:		#Parking Spaces:	100	Refrig:	N
#Lavatories:	2			Addl Parking:	100
Ceiling Height:	25				

Waterfront: NONE
 Rent Incl: NONE
 Utilities: O/SEE RMKS
 Possession: 0-30

Flood Plain: NONE
 Ownership: PRIVATE
 Heat/Cool: CENT AIR, GAS

Location:

Transportation:

Prior Use: TRUCKING

Dept. of Envrmt Protect

Status:

NICE FLAT,FENCED, PIECE OF LAND (ALMOST 2 ACREAS) WITH A 45X45 BLOCK BUILDING CONTAINING AN OFFICE , TWO VERY HIGH TRUCK REPAIR BAYS (8 INCHES OF POURED CONCRETE) ,2 HALF BATHS AND MORE. PRESENTLY BEING USED BY TRUCKING COMPANY.OVER 200 FT. OF HIGHWAY FRONTAGE WITH TWO WIDE ENTRANCES FROM RT#23 SOUTH. GREAT FOR TRACTOR TRAILERS OR BUS STORAGE. ZONED B-2. ** OWNER WILL HOLD SOME PAPER** PROPERTY ALSO AVAILABLE FOR LEASING.
