



35 Mechanic Street
Port Jervis, NY 12771
For Lease: \$10 PSF

Type:	Commercial
MLS#:	6038006
Square Footage:	35,888

The subject property is approximately 35,888+/- SF, 30,000 +/- SF of warehouse/industrial space plus a two story office with an addition 6,000+/- SF. Fenced and gated yard. Four loading docks and one drive in door. Ceiling clear ranges from 13'-17' in the warehouse. All located on 1.71 acres in the City of Port Jervis. Good proximity and access to Interstate 84. One half of interior is a clear span & the other half with poles. Easy to show, Move in ready condition. Permitted Uses including but not limited to: Research, design and development laboratories, Job printing and commercial printing services, Wholesale, storage and warehousing facilities, Trade shops, Nursery, Light manufacturing. Accessory Uses: Signs, Contractor's storage yards, Yard storage. Conditional Uses: Railroad and public utility structures and rights-of-ways, Newspaper printing, Building supply and lumber yards, Self-storage warehouse.

Listing Details

Asking Price: \$10 PSF	Status: Expired	Type: Commercial
MLS ID: 6038006	Last Update: 5/15/2022	Added: 2,332 Day(s) Ago

Property Details

Address: 35 Mechanic Street	City: Port Jervis	State: NY
Zip: 12771	County: Orange	Square Footage: 35,888
Total Bathrooms: 0		

Location Details

Water Front: No	Water Access: No
-----------------	------------------

School Details

School District: Port Jervis

Heating, Cooling, & Utility Details

Heat Type: Natural Gas	Water Type: Public	Air Conditioning: Zoned
------------------------	--------------------	-------------------------

Broker Details

Triforce Commercial RE LLC	Richard Feinberg
----------------------------	------------------