



AVAILABLE

EXISTING WAREHOUSE/MANUFACTURING: 189,000 SQFT
APPROVED WAREHOUSE/MANUFACTURING: 131,000 SQFT
TOTAL WAREHOUSE/MANUFACTURING: 320,000 SQFT

152 BROADWAY
HAVERSTRAW, NY



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PROPERTY OVERVIEW

NEW MANAGEMENT

AN ALL-NEW EXPERIENCE

The plant was previously an FDA-approved food production and bottling operation. With two large warehouse areas, maintenance, shipping, receiving, and administrative offices throughout the facility, the structure is serviced by adequate power, water, and sewage services for usage.

The subject property is within a mixed-use zone in Haverstraw, NY. Uses in the zone range from light industrial, commercial, residential, and power generating plants. The site is located near the Haverstraw Marina, which provides access to the Hudson River. Nearby amenities include restaurants, cafes, and shops. Public transportation options include buses and trains.

Access is provided by a dedicated private driveway accessible through local roadways. The Palisades Interstate Parkway is within 4 miles of US-202 and offers easy access to the city. Many redevelopment possibilities exist in addition to the current industrial usage.

The subject property contains approximately 21.5 acres of land. The facility is a single-story, wood, masonry, and steel framed structure initially built in 1949 and has been gradually expanded to its current form over the years.

PROPERTY OVERVIEW

152 BROADWAY, HAVERSTRAW, NY 10927

YEAR BUILT	1949
LAND AREA	21.55 ACRES
BUILDING AREA	187,500 SQFT
CLEAR CIELING HEIGHT	9 - 24 FEET (VARIES)
PARKING SPACES	300 PARKING SPACES
LOADING DOCKS	6
PROPOSED LOADING DOCKS	6
DRIVE-IN DOORS	2
ELECTRICAL LOAD	2 X 470 VOLTS
ZONING	PL - PLANNED INDUSTRIAL





ZONE	AREA	SQFT	HEIGHT
1	RECIEVING	16,224	14'
2	MANUFACTURING	10,332	14'
3	MANUFACTURING	10,332	14'
4	MANUFACTURING	20,790	14'
5	WAREHOUSE	48,652	24'
6	WAREHOUSE	44,000	23'
7	MANUFACTURING	21,615	24'

*area heights and sqft are approximate

BUILDING LAYOUT



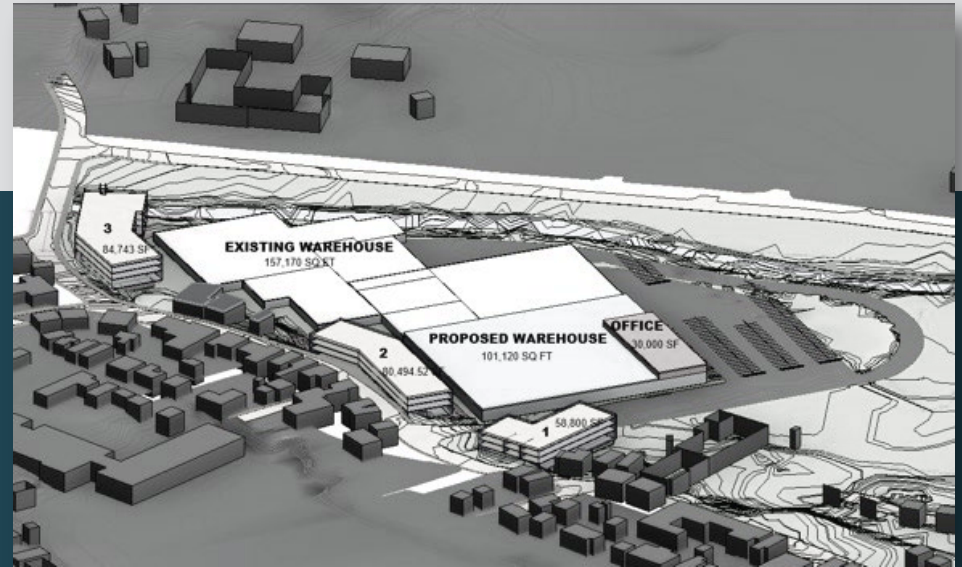
PROPERTY DESCRIPTION

CONSTRUCTION	:	STEEL & MASONRY
FOUNDATION	:	CONCRETE SLAB
FRAMING	:	STRUCTURAL STEEL WITH MASONRY & CONCRETE ENCASEMENT
FLOORS	:	CONCRETE SLAB
FLOORING	:	CARPET & TILE (FINISHED AREAS) EXPOSED CONCRETE (UNFINISHED AREAS)
EXTERIOR WALLS	:	MASONRY
ROOF TYPE	:	FLAT DECK ROOF WITH WATERPROOF COVER
WINDOWS	:	THERMAL
DOORS	:	GLASS, WOOD & METAL
HEAT SOURCE	:	OIL/PROPANE
HEATING SYSTEM	:	HOT WATER SYSTEM
COOLING SYSTEM	:	CENTRAL HVAC
FIRE PREVENTION	:	100% SPRINKLERED
SECURITY	:	EXTERIOR MONITORS

PROPERTY AMENITIES

- AMPLE PARKING
- TRACTOR TRAILER PARKING
- CENTRAL AC
- ADMINISTRATIVE OFFICES
- FIRE SPRINKLERS
- PRIVATE DRIVEWAY ACCESS
- LOADING DOCKS
- SECURITY CAMERAS





PROPOSED ADDITIONAL SQFT

THIS SITE IS CURRENTLY PRE-APPROVED TO BUILD AN ADDITIONAL 131,120 SQUARE FEET.

HAVERSTRAW CABOOSE	0.53 MI
BOWLINE POINT PARK	0.6 MI
HARBORS AT HAVERSTRAW	1.1 MI
HELEN HAYES HOSPITAL	1.2 MI
WWI MEMORIAL SPRING	2.2 MI
STONY POINT BATTLEFIELD	2.7 MI
TRAILSIDE MUSEUMS & ZOO	8.0 MI
LYNDHURST MANSION	11.8 MI
LEGOLAND DISCOVERY CENTER	17.4 MI

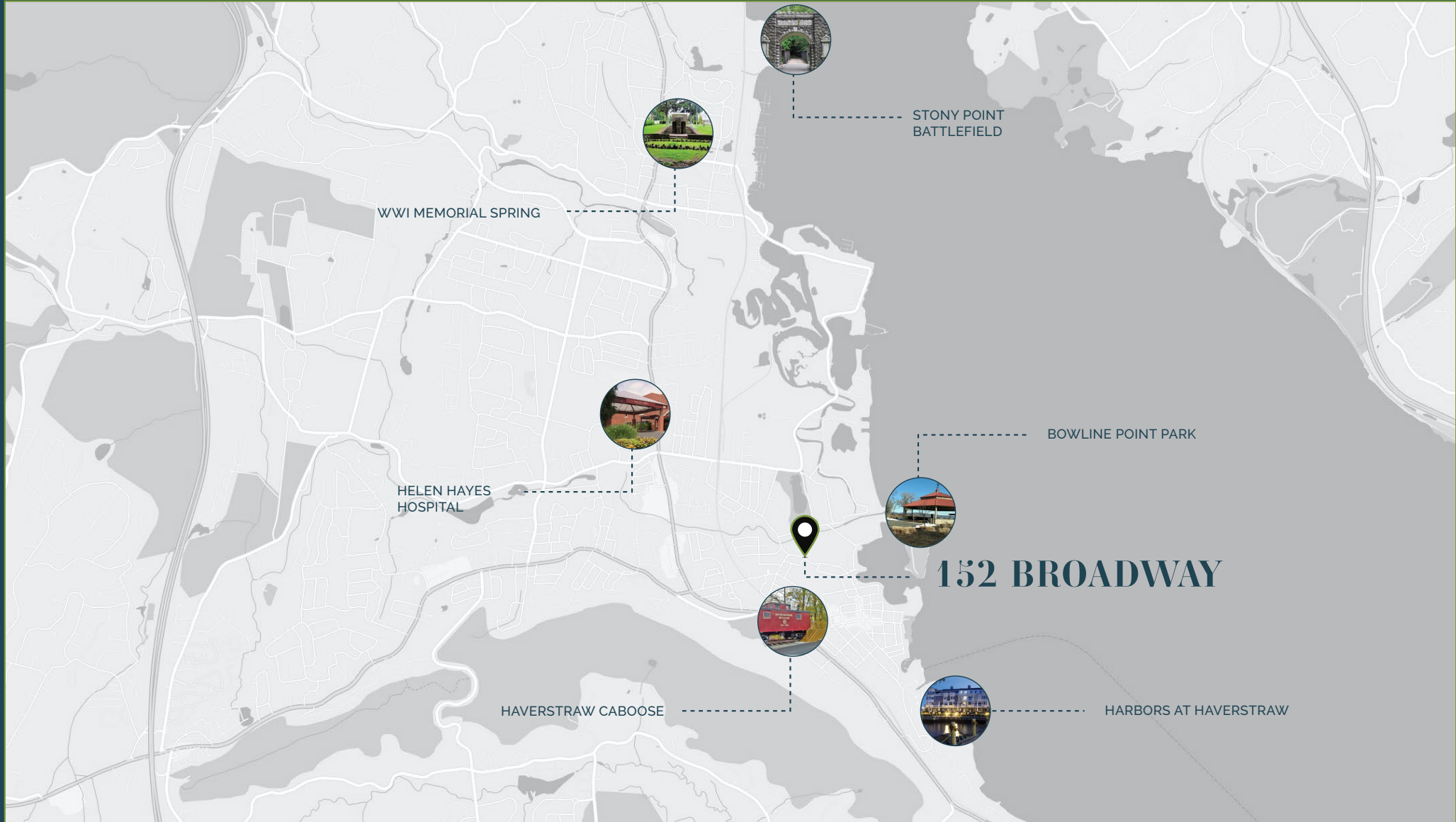
LOCATION & ATTRACTIONS

Haverstraw is bordered by Clarkstown and Ramapo to the south and Stony Point to the north, with a length of ten miles between the Hudson River and Harriman State Park. The town has a wide range of land uses, ranging from more industrial riverfront uses through dense, traditional mixed-use communities in Haverstraw to low-density residential services on the outskirts.

With more than half of the town's land area devoted to open space, several large parks help to define Haverstraw: Harriman State park to the west, High Tor State Park and South Mountain Park (County) to the south, Bowline Point Park (Town) and Haverstraw Bay Park (County) on the Hudson and Cheesecote Mountain (Town) to the west on the town's northern border.

Haverstraw's industrial history dates back to the 19th century when brickworks and industrial mill operations prospered, and remnants of that industrial past are evident today along the Hudson River. In 2009, Haverstraw became Rockland's main commercial center after the expansion of the Route 9W corridor.

Haverstraw Bay is the widest point on the Hudson River, running 3 miles across and 6 miles lengthwise from Croton Point to Stony Point. The riverfront presents significant opportunities for Haverstraw's revitalization, especially with the Haverstraw-Ossining ferry service. Much of the redevelopment on the waterfront is already underway.



WWI MEMORIAL SPRING

STONY POINT
BATTLEFIELD

HELEN HAYES
HOSPITAL

BOWLINE POINT PARK

152 BROADWAY

HAVERSTRAW CABOOSE

HARBORS AT HAVERSTRAW

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