

Crawford Corporate Center
by



70 Acres Available

17K, Montgomery
Orange County, New York

Phone: (800) 49-VESPO
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CRAWFORD CORPORATE CENTER at the Crossroads of the Northeast
NYS 17K, Montgomery, New York

Centrally Located in the BOSTON to WASHINGTON corridor:

- Within 10 Truck hours of 50% of the U.S. Population

Just Minutes away from the Intersections of THREE (3) MAJOR HIGHWAYS:

- Only 5 Miles from NYS Route 17 (Planned Future Interstate 86)
- Only 7 Miles from Interstate 84
- Only 15 Miles from The New York State Thruway (I-87)

Convenient to the New York Area's Fourth INTERNATIONAL AIRPORT:

- Only 10 Miles from Stewart Newburgh International Airport and Foreign Trade Zone

Located within a BUSINESS FRIENDLY MUNICIPALITY:

- For conforming uses, the estimated Approval Process could be completed in only a few months, subject to informal review of the use by the Town and Planning Boards
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The Site can be COMBINED or SUBDIVIDED to suit any user's need:

- The 70 Acres is made up of two contiguous deeds of 33 acres and 37 acres

Almost one-half mile of ROAD FRONTAGE on NY State Highway, 17K:

- More than 1,800 Feet of Road Frontage



Wide Range of PERMITTED USES:

- Permitted Uses include, but are NOT LIMITED to, Heliports, Service Stations, Garages, Hotels, Motels, Industrial Companies, Industrial Parks, Processing of Aggregates for Commercial use, Municipal Buildings, Municipal Parks and Playgrounds, Office Buildings, Restaurants, Retail Stores, Personal Services, Storage Tanks, Communication Towers, Public Utilities, Warehouses and Wholesale Businesses.

WATER STUDY Results:

- A Comprehensive Water Study was conducted by Leggette, Brashears & Graham, Inc. of Trumbull, CT, who are a Nationally recognized Water and Environmental Engineering Services firm. According to the Engineer's conclusions, it is estimated that the Site's Water Yield Potential is in a range of 150,000 to 250,000 Gallons Per Day. The Complete Engineering Report is available upon request.

SAND, GRAVEL & STONE on site:

- The Site contains very large quantities of High Quality Sand, Gravel and Stone, which can greatly reduce the cost of Construction of Buildings and Roads.

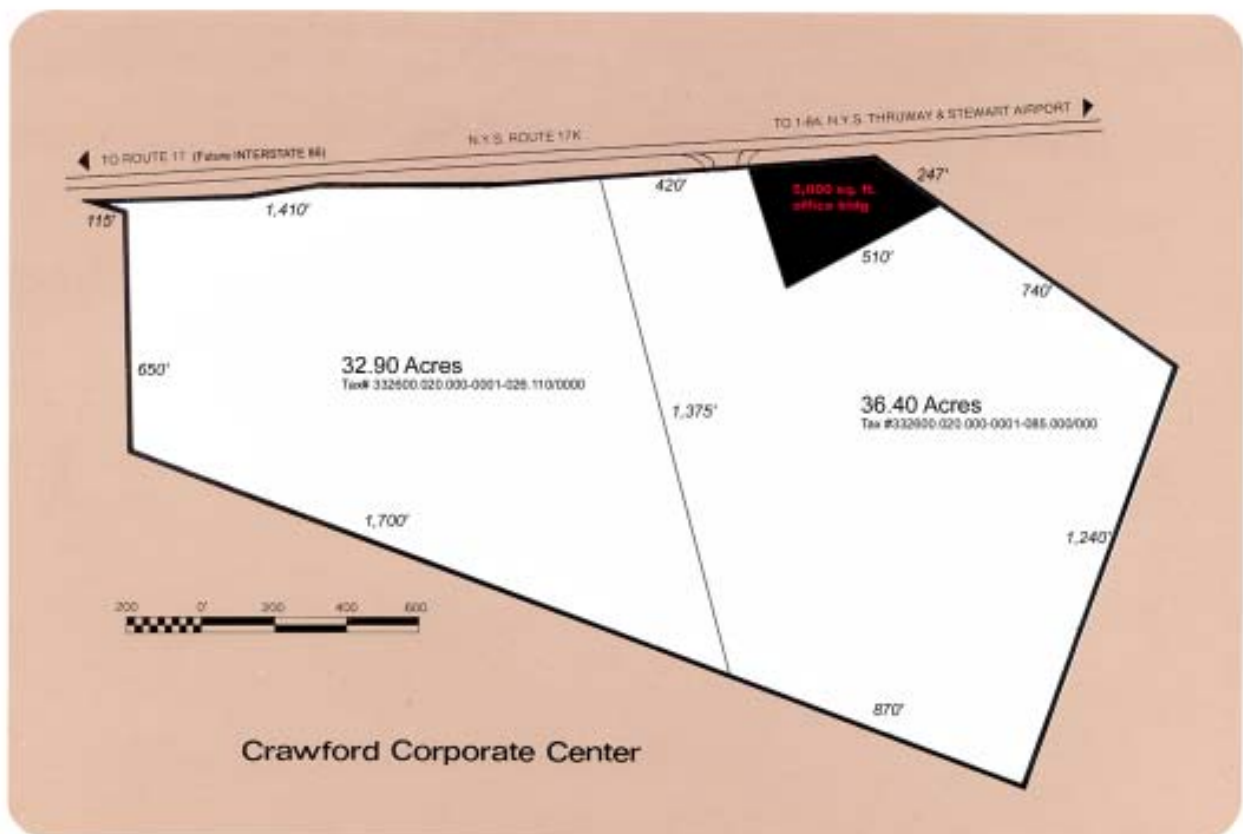
CURRENT MLS LISTING:

Listing Broker: Jeffrey T. Vespo NYS Licensed Real Estate Broker

MLS # 522255 - 32.90 Acres w/ 420 feet of road frontage

MLS # 522258 - 36.40 Acres w/ 1,410 feet of road frontage

BROKERS PROTECTED

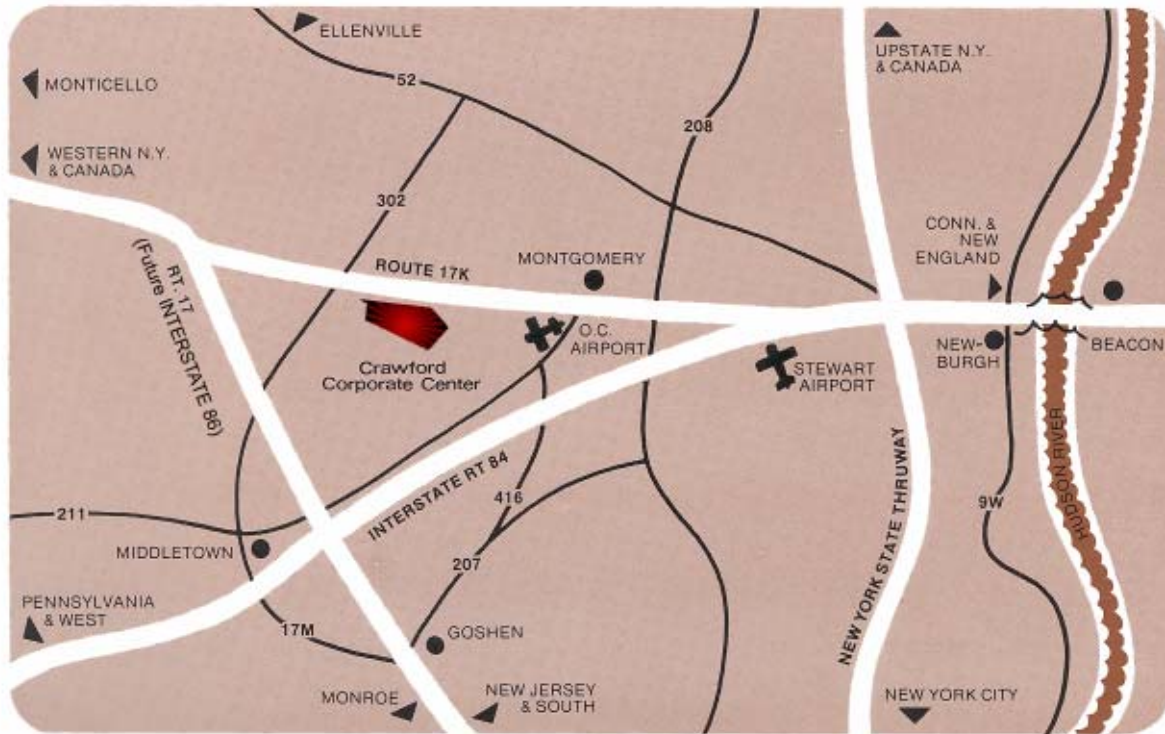


SITE PLAN*

A Project by: Vespo Marketing Associates, Inc., PO Box 60, Thompson Ridge, NY 10985



Large Open Tracts of Land Available!



Just Minutes From 3 Major Highways
and an International Airport!