

TO WHOM IT MAY CONCERN

Subject: **ELLENVILLE INDUSTRIAL PARK - FOR SALE BY OWNERS**

This is a choice 12 acres of heavy industrial zoned property and is partly rented. This property is also qualified for 'Empire Zone' status with New York State. Miles away from new coming casinos

Formerly woodworking and furniture factory, inside the village of Ellenville, Town of Wawarsing in Ulster County, New York. Municipal water and sewer. Situated at the intersection of US Route 209 and NY Route 52 at the outskirts of the Shawangunk mountains. Home of Nevele and Fallsview Hotel & Country Club hotels, within reach of I 84, NY Thruway and a brand new I86 coming. The property has (9) nine buildings with abundant parking - about 80,000 sqf of space - as following;

Building 'A' is 25,000 sqf. -- Three story masonry building with freight elevator – dock, overhead doors, sprinkled - new 30HP steam boiler - About 2,000 sqf of offices included.

Building 'B' is 8,000 sqf -- Two-story masonry building. Former saw mill.

Building 'C' is 16,500 sqf, -- One story metal building high ceilings two overhead (5) tons cranes. Former truck wood bed manufacturing. A 20HP steam boiler. Sprinkled. Metal construction. Docks.

Building 'D' is 4,000 sqf -- One story metal building – free standing - 22 feet high walls double sliding doors, concrete floor. Metal construction.

Building 'E' is 8,000 sqf -- One story, metal type building with 16 feet high walls, completely winterized with all utilities used as warehouse and repair shop. Rented as storage.

Building 'F' is 11,000 sqf -- One story metal and masonry building divided in (6) six lofts of 1,000 to 4,000 sqf 14 feet high walls, overhead doors - high ceilings – concrete floors and all utilities. Sprinkled with new roof. Partly rented.

Building 'G' is 1,200 sqf. One story frame, two garage type overhead doors used as storage, with its own electric power. Rented as storage.

Building 'H' is 6,000 sqf -- One story masonry building used as wood dry kilns, high ceilings, concrete floors and sliding doors. Can be used for any purpose.

Building 'I' is 6,000 sqf -- Boiler building adjoining building A – F - H with an extra 2,000 sqf of storage.

Price Total \$1,750,000.00

Good terms with 20% down. Taxes around \$16,000 per year.
Principals only. For more information – please call;

John or Joe at (845) 647-3700