



## HUDSON VALLEY

**SPACE TO SUPPLEMENT 425,000 S/F WAREHOUSE AND DISTRIBUTION FACILITY IN CHESTER**

# Mansfield of Mansfield Comm'l. neg. 90,000 s/f lease; Building constructed by Frassetto Cos.

**MIDDLETOWN, NY** Mansfield Commercial Real Estate, based in Goshen, N.Y., has negotiated a



**Elisabeth  
Mansfield**

lease of 90,000 s/f for Pep Boys, one of the nation's leading automotive aftermarket retail and service chains, at 45 Turner Dr. The building was constructed by The Frassetto Cos., based in Upper Saddle River, N.J. Pep Boys will



**45 Turner Dr. in Middletown, N.Y.**

utilize the space for warehousing and distribution, supplementing its 425,000 s/f facility in Chester, N.Y.

The building at 45 Turner Dr. is the fifth spec building to be constructed in Orange County by The

Frassetto Cos. It totals 166,700 s/f and fronts along N.Y. Rte. 17/I-86. Constructed as a "flex" building, it

was designed to accommodate multiple tenancies, providing office, distribution or manufacturing space. Piller was the first tenant in the building, leasing 47,000 s/f before the building was completed.

The lease was negotiated by Elisabeth Mansfield, president of Mansfield Commercial Real Estate. Christopher Frassetto represented The Frassetto Cos.

The Frassetto Cos, founded in the 1960s, owns and operates two million s/f of office and flex space in N.J. and in Orange and Rockland Counties in N.Y.

Mansfield Commercial Real Estate is a full service commercial brokerage firm specializing in industrial, office, retail, build-to-suit, and land in the lower Hudson Valley, NY.