

1500 CORPORATE BOULEVARD

NEWBURGH, NEW YORK | **FOR SUBLEASE**

504,870 SF | UPDATED LED LIGHTING

\$2.00 NNN | FULL BUILDING USER
BEST DEAL IN THE TRI-STATE AREA



**ABUNDANT
TRAILER PARKING**



DIVISIBLE



**AVAILABLE
IMMEDIATELY**

PROPERTY OVERVIEW



89 LOADING DOCKS



1 DRIVE-IN DOOR



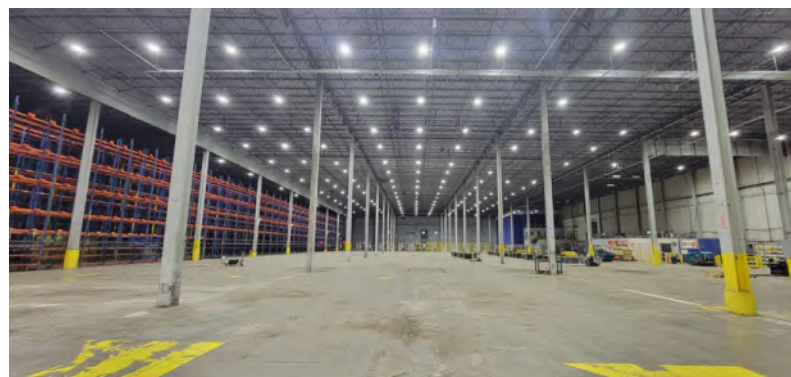
250 CAR SPACES



318 TRAILER SPACES

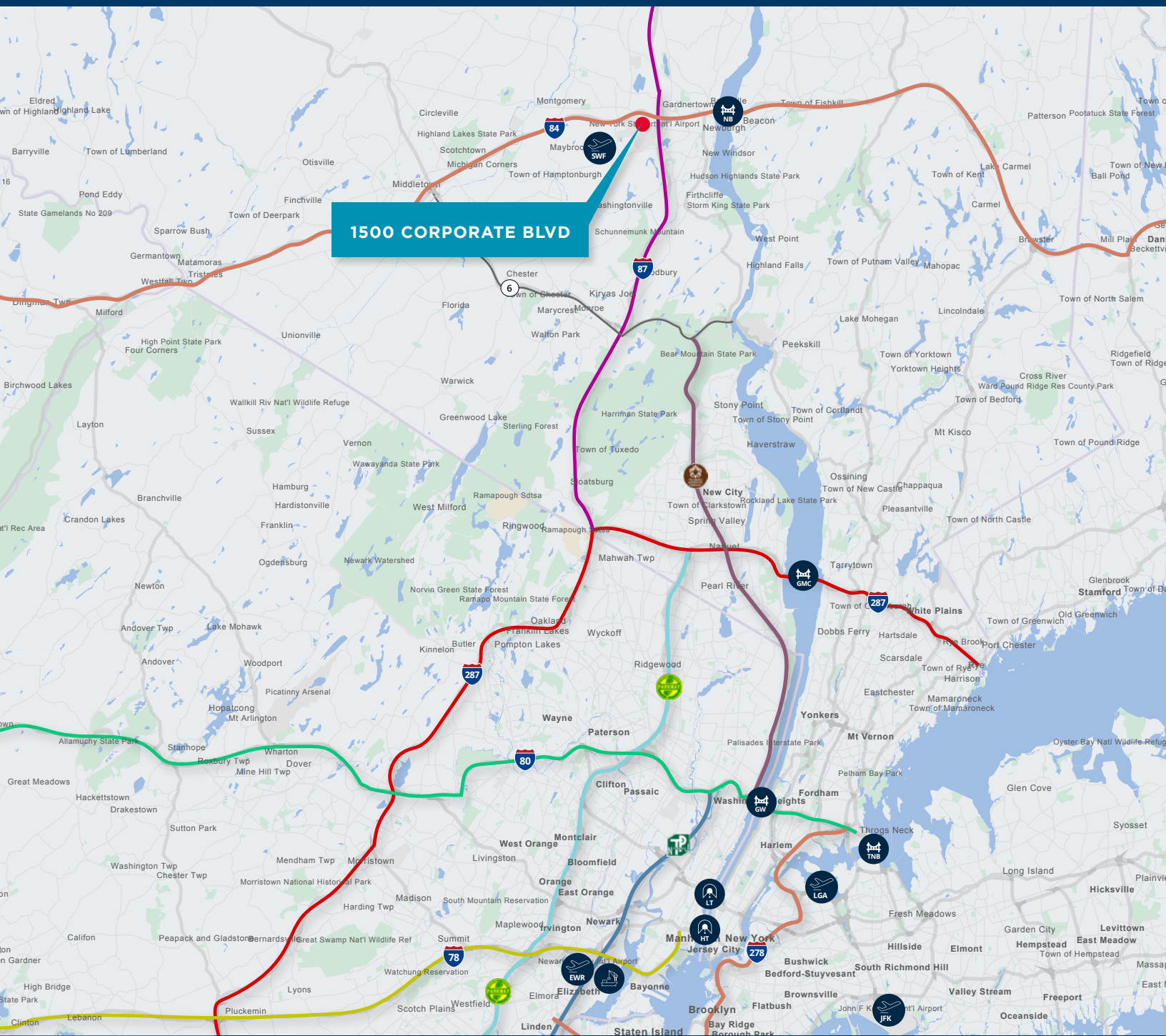
504,870 SF AVAILABLE

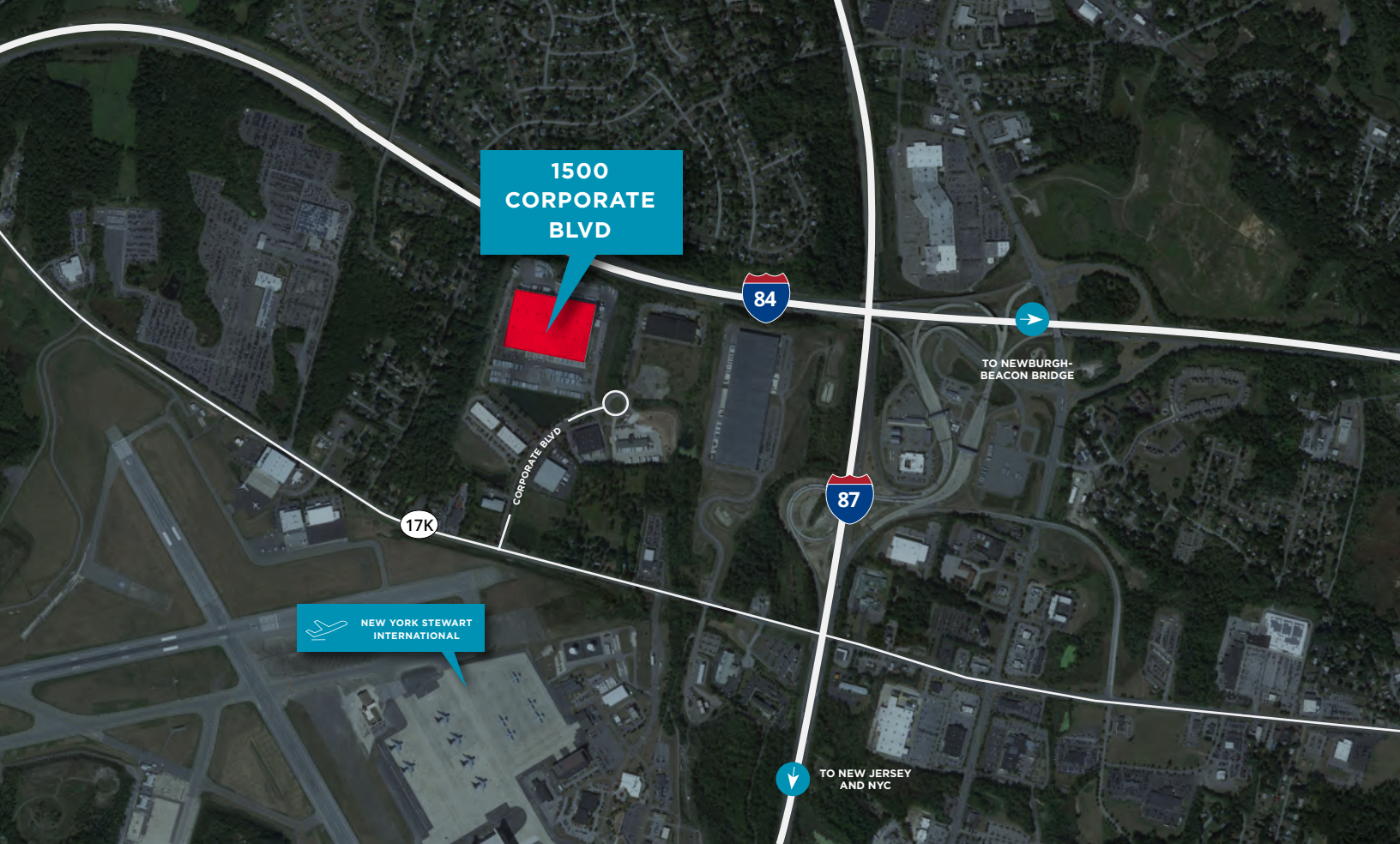
Total Building SF	504,870 SF
Year Built	1992 New Roof in 2017
Office Size	17,698 SF
Acreage	51.03 Acres
Loading Docks	89
Drive-In Doors	1
Car Parking	250 Spaces
Trailer Parking	318 Spaces
Tractor Parking	60 Spaces
Column Spacing	52' x 42'
Clear Height	40'
Power	(2) 1600 amps, 480/277 volts, 3 phase, 4 wire (1) 2500 amps, 480/277 volts, 3 phase, 4 wire
Racking	Fully Racked (297,550 SF) Racking can stay or be removed
Pallet Positions	46,000



EXCELLENT HIGHWAY CONNECTIVITY

Interstate 84	1.8 mi
Interstate 87	2.3 mi
NY Stewart Int'l Airport	4.7 mi
Newburgh-Beacon Bridge	5.4 mi
Palisades Parkway	25 mi
Cuomo (Tappan Zee) Bridge	42 mi
Port of Newark/Elizabeth	70 mi





CONTACT US

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