

# SPACE AVAILABLE FOR LEASE

## WITHIN 39,135 SQ. FT.

### CLASS A OFFICE BUILDING



***New York International Plaza  
33 Airport Center Drive,  
New Windsor, NY***

***Spectacular views overlooking the  
Shawangunk Mountains and  
Stewart International Airport***

FOR ADDITIONAL  
INFORMATION,  
CONTACT

**James Martin**  
Executive Vice  
President

**Exclusive Broker**



110 Crystal Run Road, Suite 106  
Middletown, NY 10941

**Phone: (845) 928-6500 Ext. 1**  
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**Email:**  
**[martinj@mbcorp.com](mailto:martinj@mbcorp.com)**

**On the Web:**  
**[www.mbcorp.com](http://www.mbcorp.com)**

Note: Information herein is subject to errors; omissions; changes of price; rental, or other conditions; withdrawal without notice; and to any special listing conditions imposed by our principals. All areas and dimensions are approximate.

#### PROPERTY HIGHLIGHTS

- |                             |   |
|-----------------------------|---|
| <b>Location:</b>            | 33 Airport Center Drive, New Windsor, Orange County, New York. Located within the New York International Plaza.   |
| <b>Accessibility:</b>       | <ul style="list-style-type: none"><li>• Easy access from I-84 and Route 207</li><li>• Adjacent to Stewart International Airport</li><li>• Only one hour to New York City</li></ul>  |
| <b>Available Space:</b>     | Suite 104: ±994 SF on 1st floor<br>Suite 17: ±694 SF on lower level<br>Suite 18: ±851 SF on lower level   |
| <b>Building Highlights:</b> | <ul style="list-style-type: none"><li>• Ample on-site surface parking, 4.0 spaces/1000</li><li>• Fully ADA accessible</li><li>• On-site conference room with fiber optic infrastructure</li><li>• On-site storage available</li><li>• On-site property management</li></ul> |
| <b>Tenants:</b>             | <ul style="list-style-type: none"><li>• Transportation Security Administration (TSA)</li><li>• Empire State Development</li><li>• McGoey, Hauser &amp; Edsall Engineers</li><li>• New York State Office of Comptroller</li></ul>  |

**FOR LEASE**

**SPACE AVAILABLE FOR LEASE WITHIN ±39,135 SQUARE FOOT BUILDING**



**33 AIRPORT CENTER DRIVE, NEW WINDSOR, NY**

**LOCATION:** 33 Airport Center Drive, New Windsor, Orange County, New York.  
Located within the New York International Plaza.

**ACCESSIBILITY:**

- Easy access from I-84 and Route 207.
- Adjacent to Stewart International Airport.
- Only one (1) hour to New York City.

**AVAILABLE SPACE:**

Suite 104:	±	994 sq. ft. (1 <sup>st</sup> floor)
Suite 17:	±	694 sq. ft. (lower level)
Suite 18:	±	851 sq. ft. (lower level)

**BUILDING HIGHLIGHTS:**

- Ample on-site surface parking, 4.0 spaces/1000
- Fully ADA accessible.
- On site conference room with fiber optic infrastructure.
- On site storage available.
- On site property management.
- Spectacular views overlooking the Shawangonk Mountains and Stewart International Airport.

**PHONE/DATA:** Fiber-Optic Communication Services – Spectrum  
Phone – Frontier and Verizon service

**TENANTS:**

- Transportation Security Administration (TSA)
- Empire State Development
- McGoey, Hauser, & Edsall Engineers
- New York State Office of Comptroller

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[www.mbcorp.com](http://www.mbcorp.com)

**33 Airport Center Drive  
New Windsor, NY  
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**LEASE TERM:** The length of the lease term shall be a minimum of five (5) years.

**RENTAL:** Suite 104: \$18.00 psf, modified gross, plus utilities and tenant cleaning.  
Suite 17: \$12.00 psf, modified gross, plus utilities and tenant cleaning.  
Suite 18: \$12.00 psf, modified gross, plus utilities and tenant cleaning.  
*The rental rate includes CAM & Taxes of \$7.05 psf in the base year.*

**For further information or to arrange a tour, please contact the licensed real estate broker:**

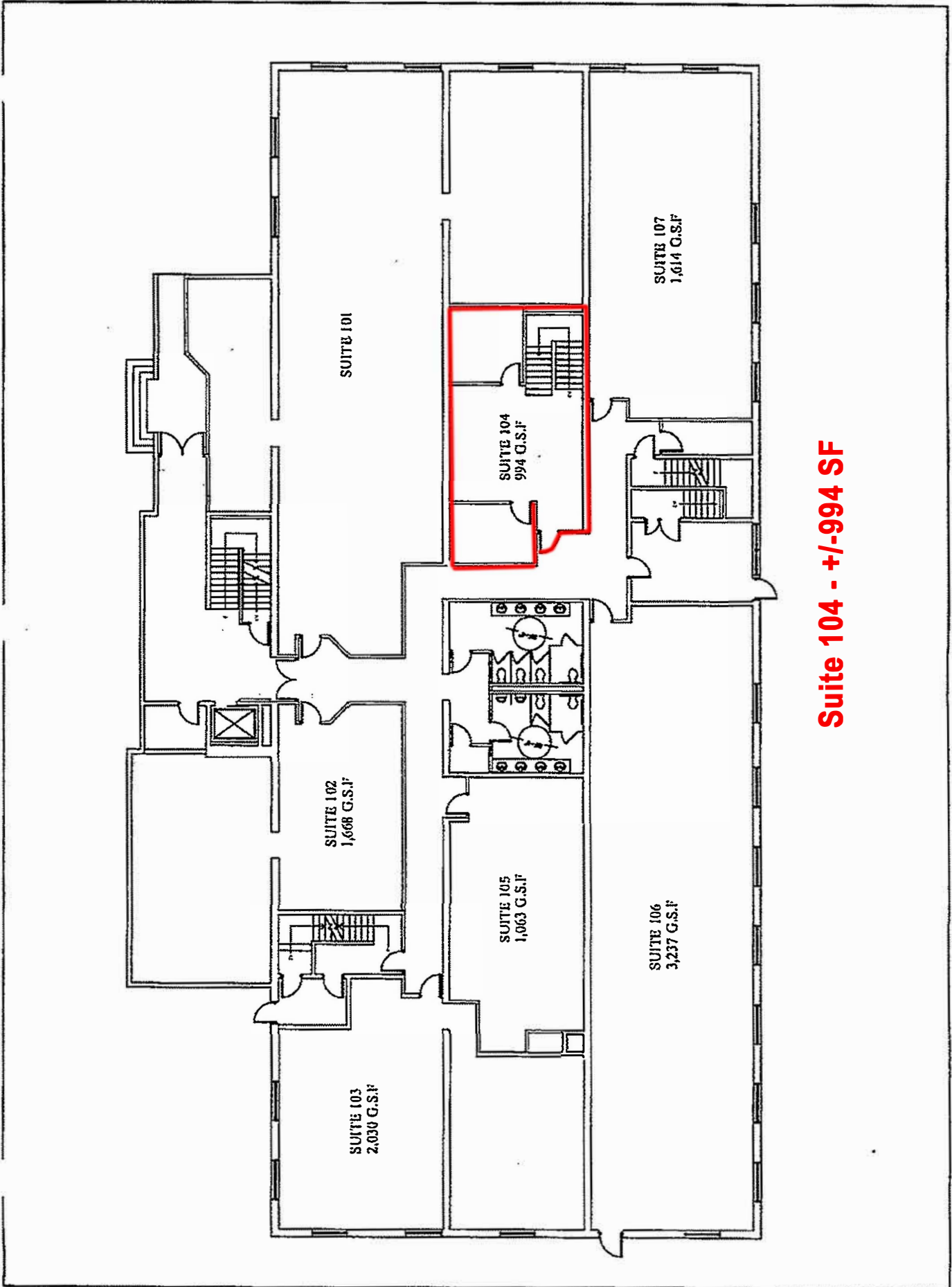
**James Martin, Executive Vice President**

***EXCLUSIVE BROKER***

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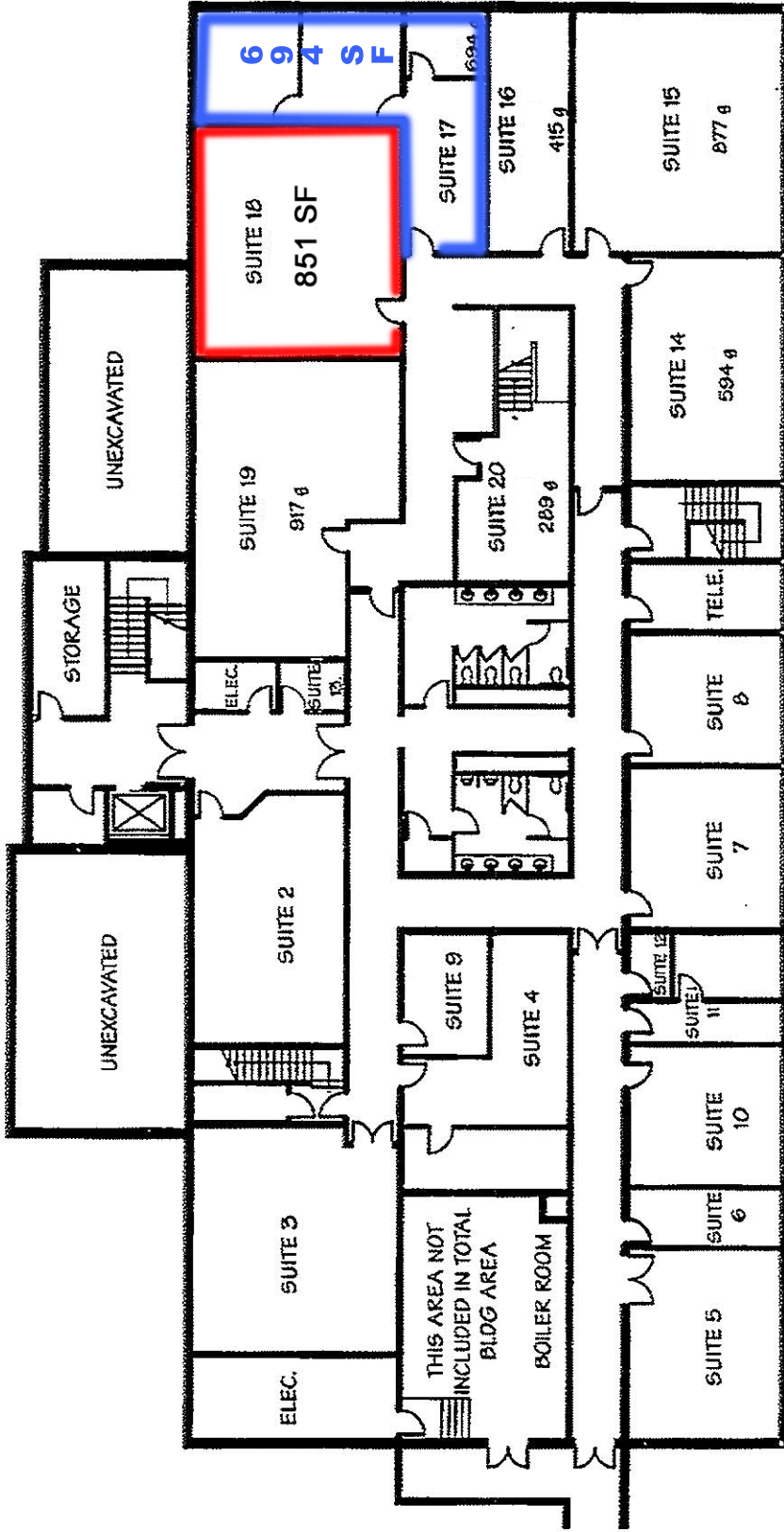
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Shared/Public Drive/FACT SHEETS/ORANGE County Fact Sheets/0-ALL OC EXCL/33 Airport Center Dr/Fact Sheet\_33 Airport Center Drive New Windsor\_Sts. 104, 16, 18.doc JM/DL 5/26/2026



**Suite 104 - +/-994 SF**

Diagram of Demised Premises



FIRST COLUMBIA

Lower Level

New York International Plaza

33 Airport Center Drive  
New Windsor, New York  
Date: 1.13.2010