

FOR SALE

±4 ACRES LAND



ROUTE 17K, TOWN OF NEWBURGH, NEW YORK

- LOCATION:** NY Route 17K, Town of Newburgh, Orange County, New York
- ACCESSIBILITY:**
- One minute to Exit 17, I-84 and NYS Thruway (I-87)
 - Five (5) minutes to main entrance of Stewart International Airport
- SITE:** Approximately 4 acres vacant commercially zoned land located on Route 17K at the crossroads of I-84 and I-87.
- FRONTAGE:** ±200' of frontage on Route 17K.
- TRAFFIC:** ±19,059 vehicles pass daily.
- ZONING:** Zoned IB-Interchange Business District (see attached).
- SURVEY:** See attached survey.

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

James Martin, Executive Vice President

EXCLUSIVE BROKER

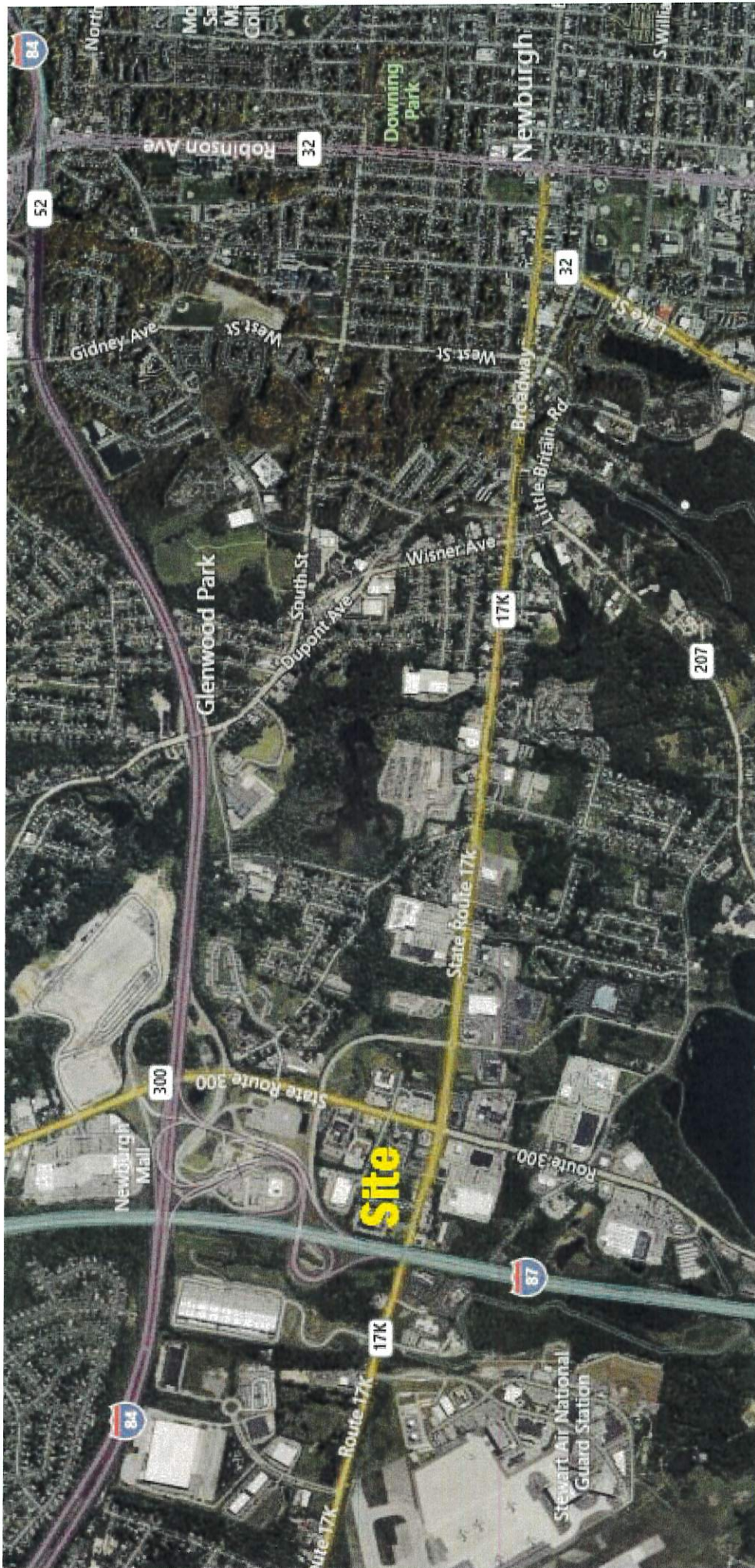
MB CORPORATE REAL ESTATE, INC.
110 Crystal Run Road, Suite 106, Middletown, NY 10941
Cell: 845-781-6302 Office: 845-928-6500 ext. 1
E-mail address: martinj@mbcorpre.com Web Site: www.mbcorpre.com

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.

Shared/Public Drive/FACT SHEETS/ORANGE/0-ALL OC EXCL/Route 17K Newburgh/Fact Sheet_Route 17K Newburgh_4 Acres.doc JM 6/18/2026



**+/- 4 Acres
SITE**





SITE

Yobo

Ramada by Wyndham
Newburgh/West Point

Super 8 by Wyndham
Newburgh/West Point

Denny's Restaurant

Restaurant/Depot

Newburgh Inn

Newburgh Auto Spa

LongHorn Steakhouse

Chili's Grill & Bar

Orange Hill Restaurant,
Newburgh, NY

Barnes & Noble

Lowe's ProServices

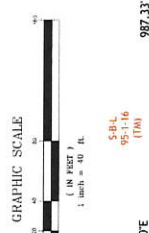
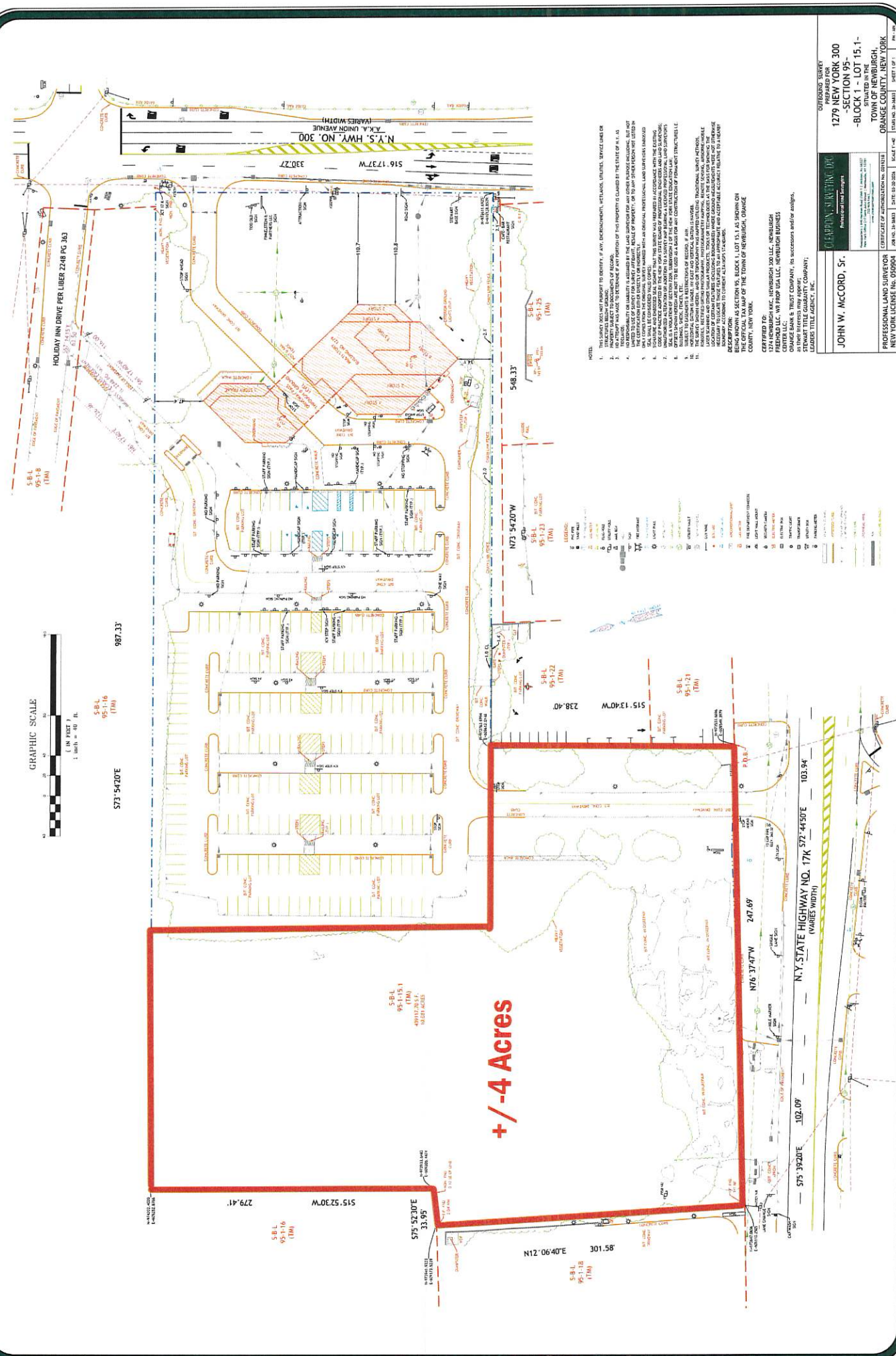
Howard Johnson
by Wyndham

Thruway Nissan

Google Maps

NBT Bank

Lowe's Home Improvement



GRAPHIC SCALE
 1" IN FEET = 40'
 1 inch = 40 ft.

NOTES:

1. THIS PLAN IS NOT A CONTRACT TO IDENTIFY, IF ANY, ENCUMBRANCES, EASEMENTS, UTILITIES, ETC. THE OWNER OR CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION OF THIS PLAN. THE STATE OF N.Y. IS NOT RESPONSIBLE FOR THE ACCURACY OF THIS PLAN.
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RECEPTION:
 THE OFFICIAL TAX MAP OF THE TOWN OF NEWBURGH, ORANGE COUNTY, NEW YORK.

CERTIFIED TO:
 JOHN W. MCCORD, Sr.
 LEADER TITLE ASSURANCE COMPANY,
 100 WEST STREET, SUITE 200,
 NEWBURGH, NY 10950

PROFESSIONAL LAND SURVEYOR
 CERTIFICATE OF AUTHORIZATION NO. 055904
 NEW YORK LICENSE NO. 055904

DATE: 03-20-2023
SCALE: 1" = 40'
SHEET 1 OF 1

+/- 4 Acres

OUTBOUND SURVEY
 PREPARED FOR
 1279 NEW YORK 300
 -SECTION 95-
 -BLOCK 1 - LOT 15.1-
 TOWN OF NEWBURGH,
 ORANGE COUNTY, NEW YORK

ZONING

185 Attachment 13

Town of Newburgh

Table of Use and Bulk Requirements

IB District -- Schedule 8

[Amended 7-15-1996 by L.L. No. 3-1996; 9-23-1998 by L.L. No. 10-1998; 2-10-2014 by L.L. No. 2-2014; 8-20-2014 by L.L. No. 13-2014; 12-29-2014 by L.L. No. 13-2014; 9-11-2017 by L.L. No. 1-2017; 4-9-2018 by L.L. No. 3-2018; 4-9-2018 by L.L. No. 5-2018; 1-23-2023 by L.L. No. 1-2023; 9-23-2024 by L.L. No. 1-2024]

A. Accessory Uses	B. Permitted With	C. Permitted Uses	D. Uses Subject to Site Plan Review by the Planning Board	Lot Area (square feet)	Lot Width (feet)	Lot Depth (feet)	Front Yard (feet)	Rear Yard (feet)	1 Side Yard (feet)	Both Side Yards (feet)	Habitable Floor Area Per Dwelling Unit (square feet)	Dwelling Units Per Acre	Maximum Permitted Lot Building Coverage (percent)	Maximum Permitted Building Height (feet)	Lot Surface Coverage (percent)	
1. Storage buildings up to 30% of the floor area of the principal building	C1, D5, 7, 11 and 13	1. Municipal buildings and town activities		NA	NA	NA	NA	NA	NA	NA			20%	35	50%	
2. Cafeterias, clinics and recreation facilities for the use of employees engaged on the premises	D5, 7-9, 13 and 18	2. Existing single-family dwellings: a. With both public sewer and public water systems b. With both public sewer and public town water systems c. With either public sewer or public water system only		20,000	125	150										
3. Signs in accordance with § 185-14	D5	3. Existing 2-family dwellings:		15,000			40		15	30	900	NA	25%	35	50%	
a. Professional		a. Without both public sewer and public water systems		17,500	100	125										
b. Business		b. With both public sewer and public town water systems		30,000	150	175		50	25	50						
c. Identification		c. With either public sewer or public town water system only		22,500												
3a. Signs in accordance with § 185-14.1	D1-2, D4, 13 and 18			25,000	125	150										
4. Off-street parking as required by the principal use	C14, D1-2, D4-18															
5. Truck-loading facilities	D3															
6. Sale of used motor and camping vehicles, boats and snowmobiles in conjunction with a franchised dealership	All															
7. Fuel tanks in accordance with § 185-39	D1-13															
8. Satellite earth stations in accordance with § 185-40	D10															
9. Accessory uses to an existing principal residence as listed for the R-1 District	D5, 7-14 and 18		1. Mini-malls	2 acres	200	200	40	50	30	60			40%	35		
10. Fast-food establishments	D4-7, 12, 13 and 16-18		2. Individual retail stores, convenience stores with or without gasoline filling stations, personal service stores and uses, health clubs and fitness facilities, cannabis dispensaries, pet services, and uses with § 185-42 cannabis businesses retail cannabis, cannabis microbusinesses with indoor cultivation cannabis only and cannabis medical dispensaries in accordance with § 185-48.9.	40,000	150	150	50	60	50	100			40%	35		
11. Restaurants and conference and banquet facilities			3. Shopping centers	5 acres	300	300	60	60	50	100			30%	40		
12. Retail outlets			4. Theaters	3 acres	300	300	60	60	50	100			30%			
13. Swimming pools, tennis courts, and other recreational facilities, including related cabanas	D8 and 13		5. Offices for business, research and professional use and banks				50									
14. Car wash	D5, 7-9, 12, 13, D10 and 11		6. Restaurants and fast-food establishments in conjunction with uses in Nos. 3, 4 and 5 in accordance with § 185-42 and cannabis on-site consumption premises in accordance with § 185-48.9.	40,000	150	150	50	50	30	80		NA	40%	40%	80%	
			7. Research laboratories				50									
			8. Manufacturing, altering, fabricating or processing products or materials involving the use of only oil, gas or electricity for fuel and cannabis processing facilities in accordance with § 185-48.9.				50	60	60							

NOTES:

¹ Minimum 1,500 square feet of lot area per guest room.

² These requirements shall not be applicable to a school or college which utilizes all or part of an office building for classroom space. Such a use shall meet the bulk requirements of use D5.

**Table of Use and Bulk Requirements
IB District -- Schedule 8
(Cont'd)**

A. Accessory Uses	B. Permitted With	C. Permitted Uses	D. Uses Subject to Site Plan Review by the Planning Board	Minimum Required					Maximum Permitted							
				Lot Area (square feet)	Lot Width (feet)	Lot Depth (feet)	Front Yard (feet)	Rear Yard (feet)	1 Side Yard (feet)	Both Side Yards (feet)	Floor Area Per Dwelling Unit (square feet)	Dwelling Units Per Acre	Lot Building Coverage (percent)	Building Height (feet)	Lot Surface Coverage (percent)	
15. Motor vehicle rental agency	D10, 11 and 12		9. Workshops, including auto repair facilities, including truck and bus terminals, not within 500 feet of Route 17K and cannabis distribution facilities in accordance with § 185-48.9.				30									
16. Storage areas for motor vehicle dealerships for storage of vehicles without relationship to normal parking standards	D10		10. Dealerships of new motor and camping vehicles, mobile homes, boats and snowmobiles, including repair and service facilities in accordance with § 185-28.				50									
17. Eating and drinking facilities or food preparation shops not offering full table service	D1-4		11. Motor vehicle service stations and public garages, car wash and rental agency, in accordance with § 185-28.				50									
18. Cargo storage containers in accordance with §185.151	C1, 05, 7, 11 and 13		12. Hotels and motels in accordance with § 185-27.	5 acres	200	200	50	60	60	50	50	100	20%	25%	50	60%
			13. Business parks in accordance with § 185-27.	10 acres	400	400	60	60	60	50	100	100	25%	25%	40	50%
			14. Public utility structures and rights-of-way	NA	NA	NA	NA	NA	NA	NA	NA	NA	20%	20%	35	50%
			15. Self-storage centers in accordance with § 185-35	3 acres	100	125	80	40	40	30	60	60	30%	30%	15	60%
			16. Affordable housing in accordance with § 185-47													
			17. Senior citizen housing in accordance with § 185-48													
			18. Travel center in accordance with § 185-48.17	12 acres	400	400	60	60	60	50	100	100	30%	30%	35	80%
			19. Schools and colleges for general and technical education with related facilities	5 acres ²	300 ²	300 ²	60 ²	60 ²	60 ²	50 ²	100 ²	100 ²	30% ²	30% ²	40 ²	80% ²

NOTES:
 1. Minimum 1,500 square feet of lot area per guest room.
 2. (Reserved)
 3. (Reserved)
 4. (Reserved)
 5. (Reserved)
 6. (Reserved)