

60,000 SF

NEW CONSTRUCTION

FOR LEASE

NEWBURGH COMMERCE CENTER,
124 ROUTE 17K, NEWBURGH, NY 12550



MULTIPLE LOADING
CONFIGURATIONS



EASY ACCESS
TO I-84 & I-87



IMMEDIATELY
AVAILABLE



STANDBROKERAGE
COMPANY
4 Executive Park Drive
Albany, NY 12203
standardbrokerageco.com

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SCANNELL
PROPERTIES

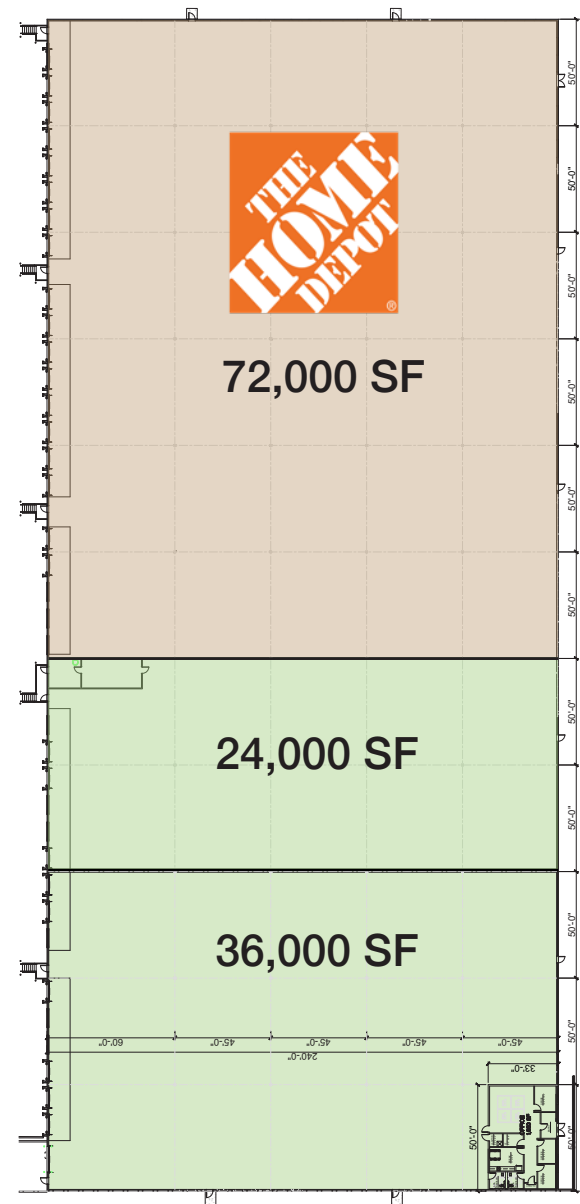
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PROPERTY OVERVIEW

Construction	Precast
Roof	TPO
Class	A - New Construction
Building Size	132,000 SF
Available SF	24,000, 36,000 or 60,000 SF
Lot Size	14.9 Acres
Base Rent	\$14.00/SF NNN
NNN	\$3.25/SF (est.)
Parking	Auto Parking: 107 Total, 49 Available Trailer Parking: 44 Total, 6 Available
Loading	9 Dock Doors and 1 Drive-In, with Room for Up to 15 Dock Doors if Knockouts Used
Floor Slab	7" Reinforced
Ceiling	32' BTS
Columns	45'x50' Typical, 50'x60' Dock Speed Bay
Power	3 Phase, 2400 Amp
Lighting	BTS (based on racking)
Sprinkler	ESFR
HVAC	Rooftop Gas and Makeup Air Units
Utilities (Gas & Electric)	Central Hudson
Water and Sewer	Municipal
Zoning	IB, Town of Newburgh
Delivery	Immediately Available



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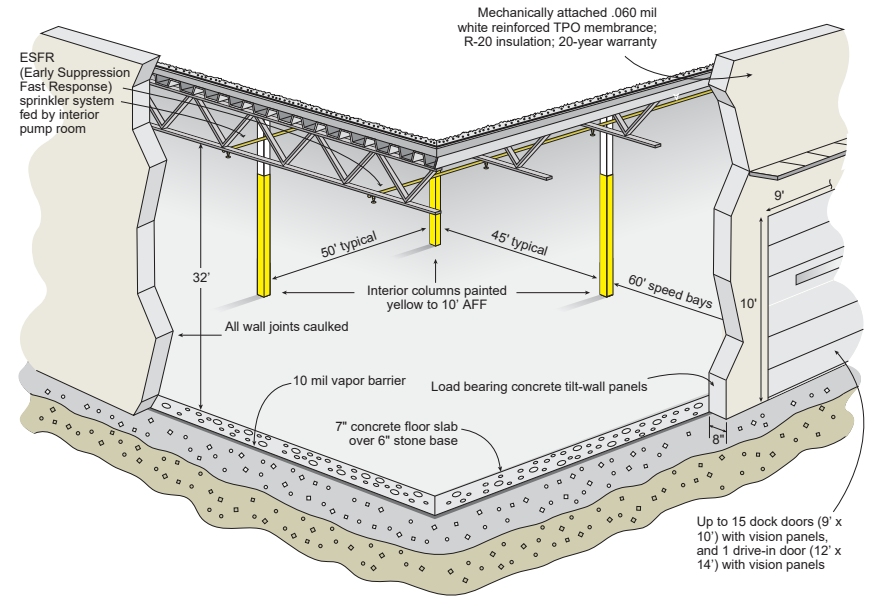
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Experience You Can Trust

The Newburgh Commerce Center was developed by Scannell Properties. Scannell is a privately owned, international commercial real estate development firm specializing in build-to-suit and speculative projects for the industrial, office, and multifamily markets. Since 1990, they have developed more than 150 million square feet, with an annual development volume of more than \$5 billion.

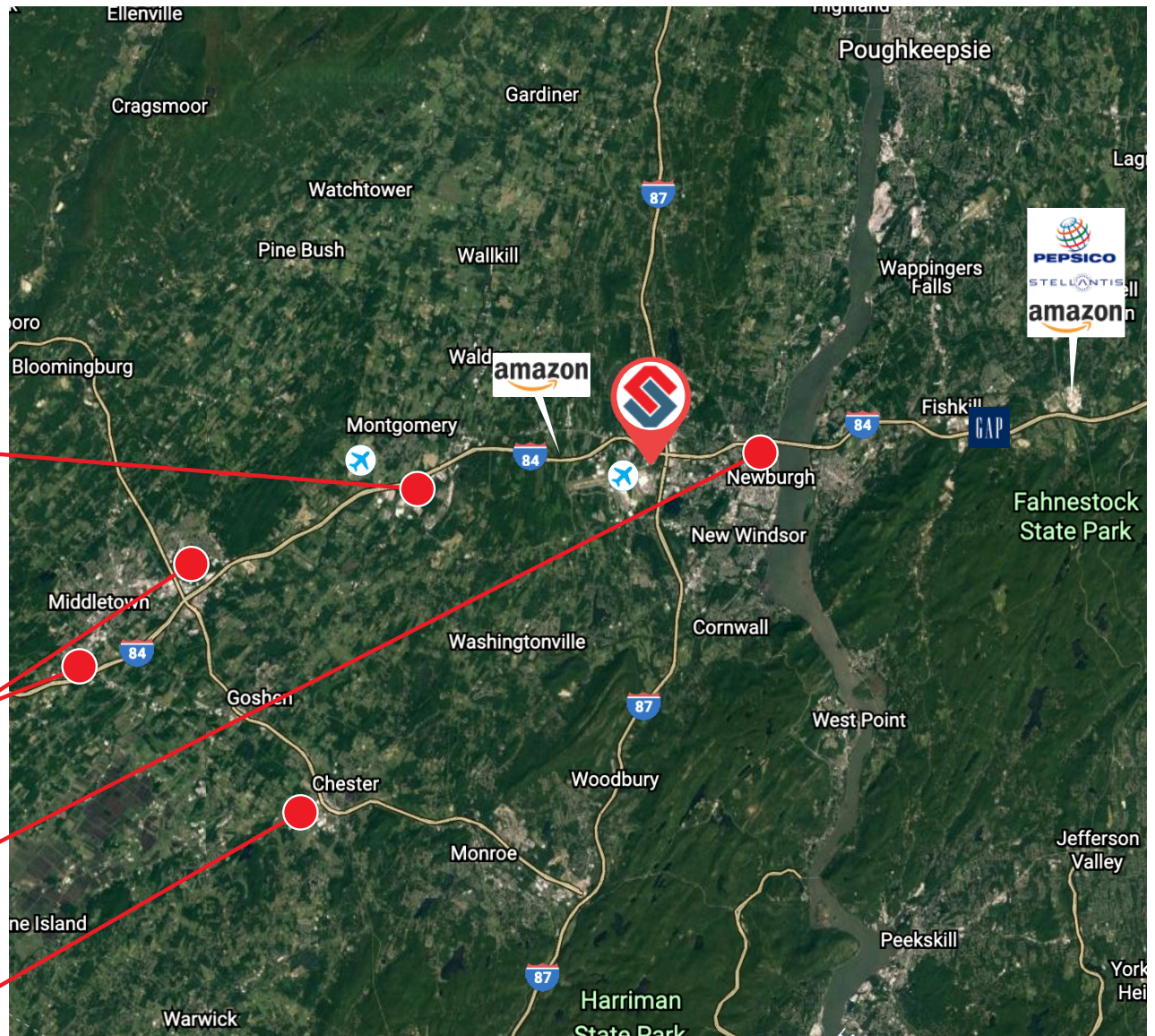
EXAMPLE ELEVATIONS



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REGIONAL DISTRIBUTORS

Orange County has experienced explosive growth in regional logistics market with recent additions of Tesla and Amazon.



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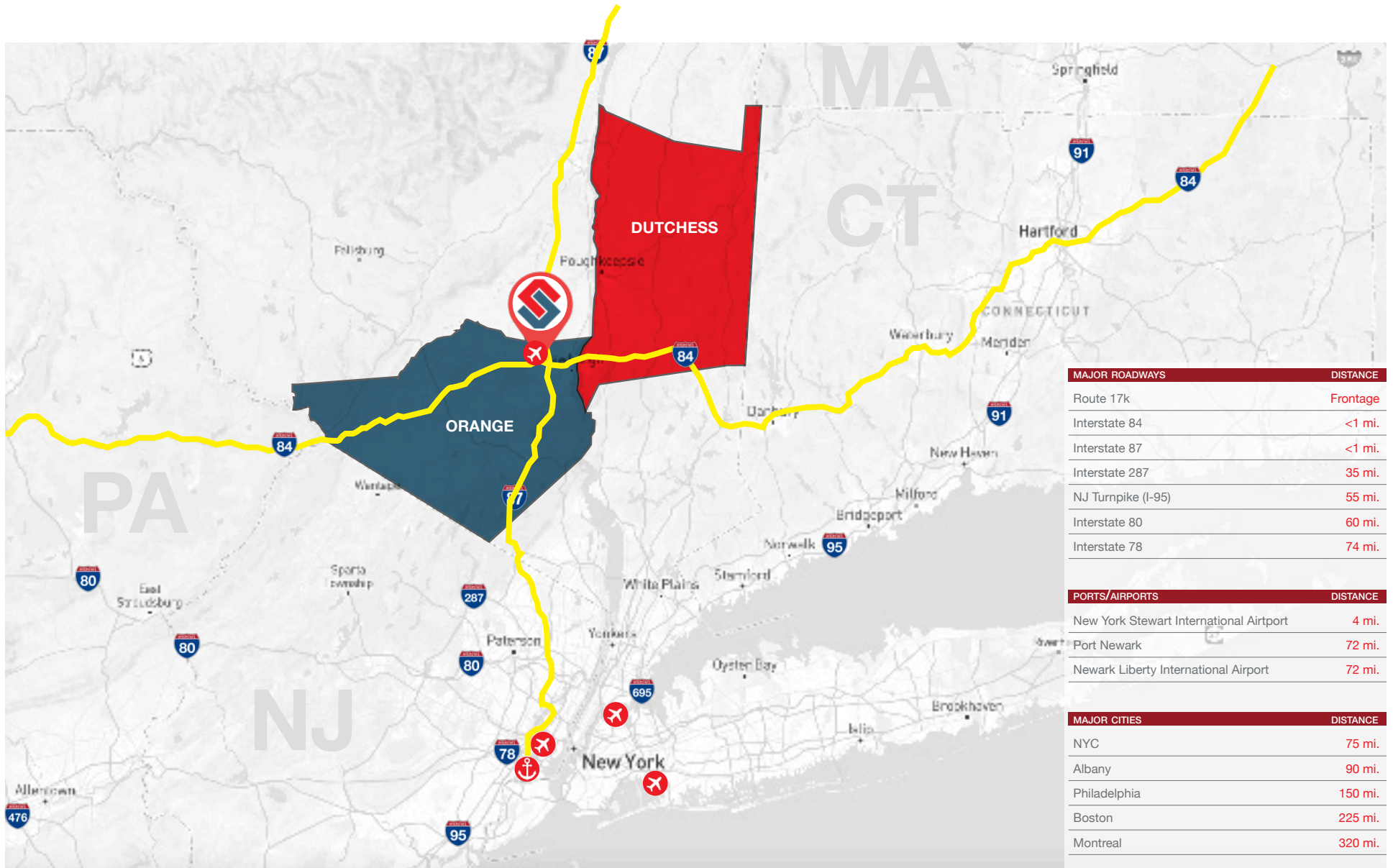
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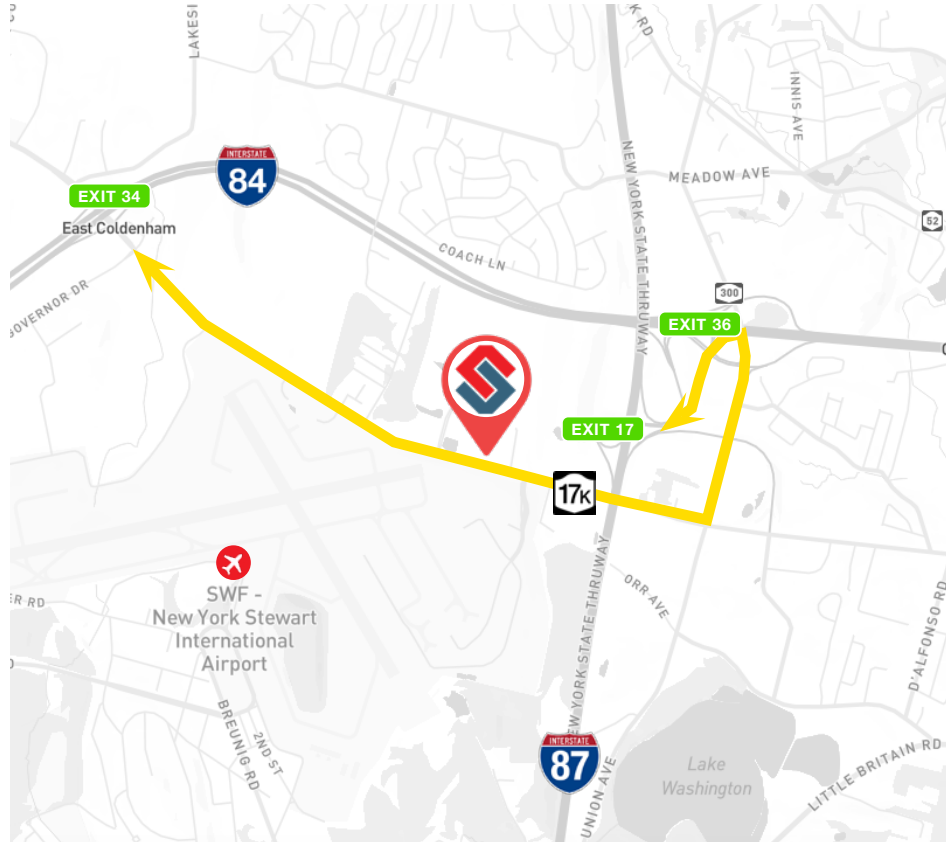
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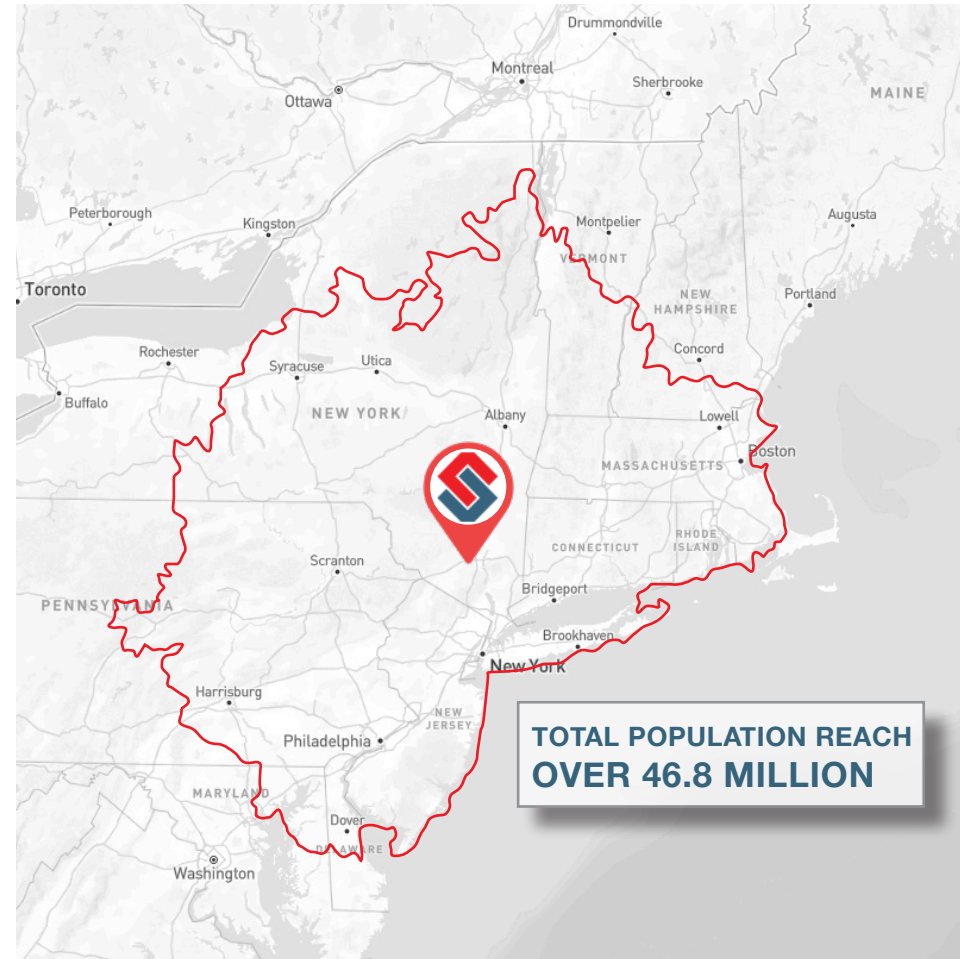
HIGHWAY ACCESS



Exit 17, I-87:	± 2.4 miles
Exit 34, I-84:	± 1.9 miles
Exit 36, I-84:	± 1 miles

The information contained herein has been given to us by the owner of the property or by other sources we deem reliable; we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

4 HOUR DRIVE TIME



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