

1500

CORPORATE BOULEVARD

FOR LEASE

504,870 SF

DIVISIBLE

AVAILABLE IMMEDIATELY

1500 Corporate Blvd. | Newburgh, NY 12550

Overview

Gross leaseable area of 504,870 SF

89 Loading Docks

1 Drive-in door

250 Car spaces

318 Trailer spaces

The site is located on Route 17K opposite Stewart International Airport and within 1/8 mile of the New York State Thruway and Interstate 84

Signalized intersection at Route 17K and the business park access road

Access to roads via NY Route 17K and Route 300 Thruway (I-87), exit 17

Quick access to entire NY metro area: 45-minute drive to Tappan Zee Bridge and 60 minutes to G.W. Bridge



Strategic Location

MAJOR ROADWAYS

Route 17k
Interstate 84
Interstate 87
Interstate 287
NJ Turnpike (I-95)
Interstate 80
Interstate 78

DISTANCE

Frontage
<1 mile
<1 mile
35 miles
55 miles
60 miles
74 miles

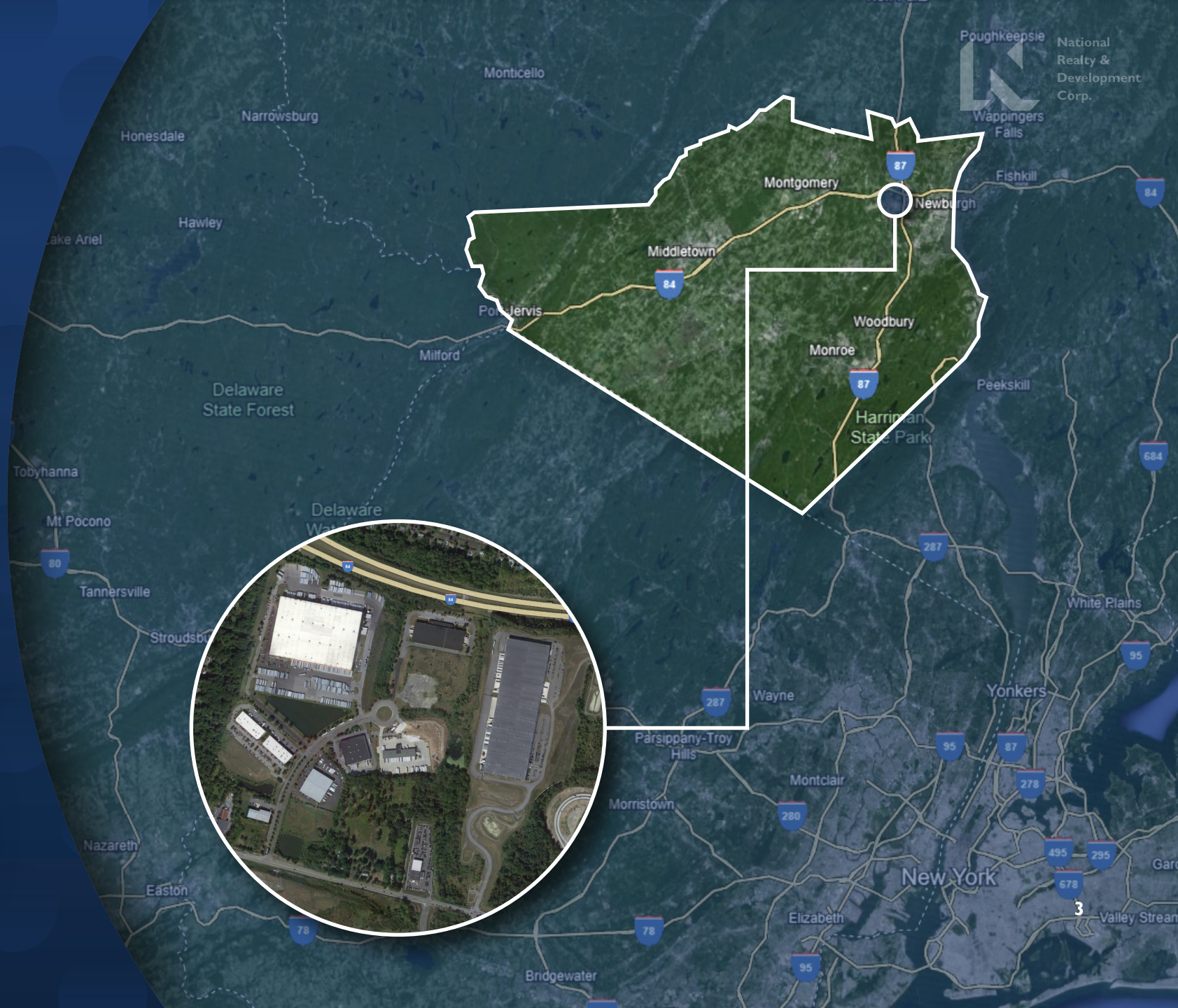
PORTS / AIRPORTS

NY Stewart International Airport
Port Newark
Newark Liberty International Airport

MAYOR CITIES

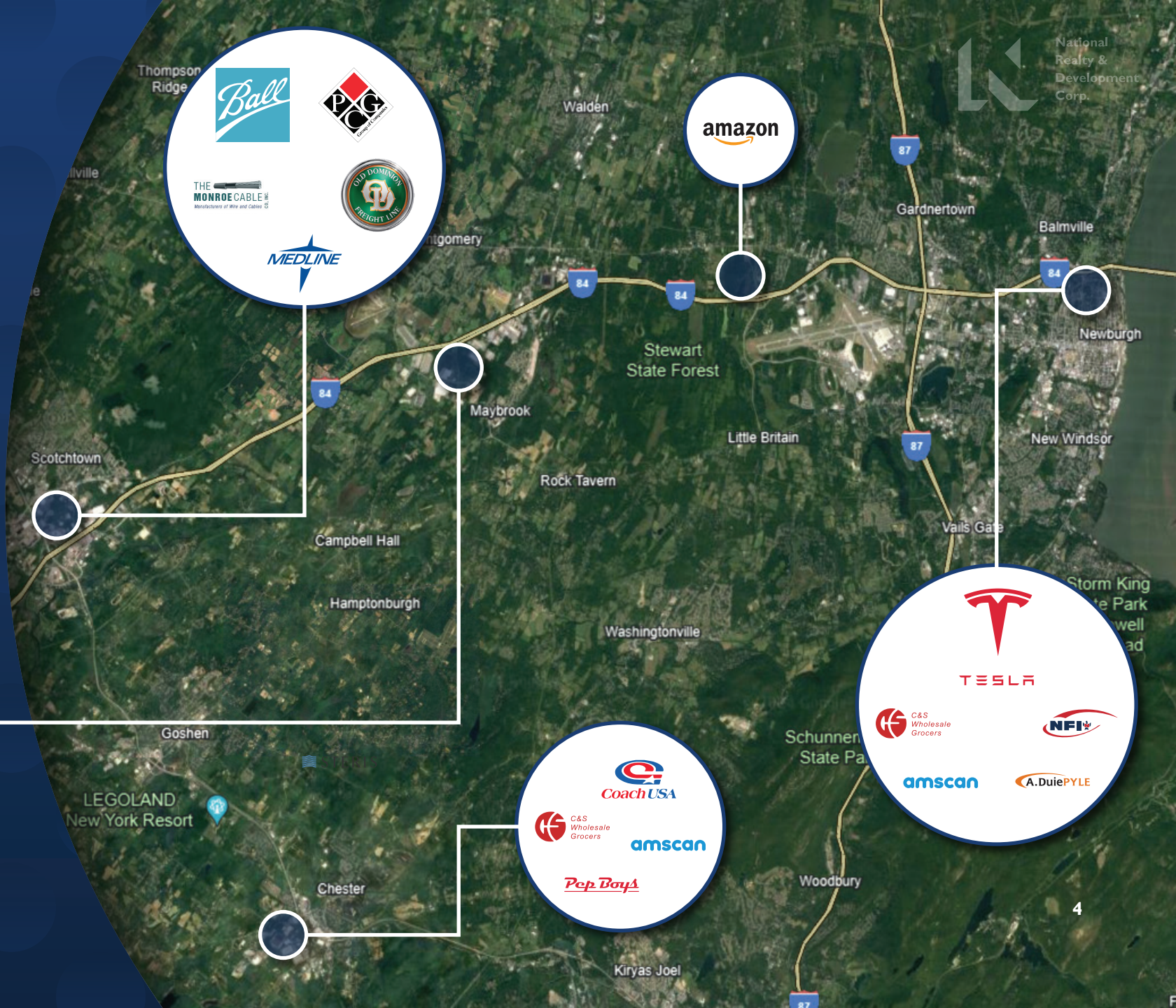
NYC
Albany
Philadelphia
Boston
Montreal

75 miles
90 miles
150 miles
225 miles
320 miles



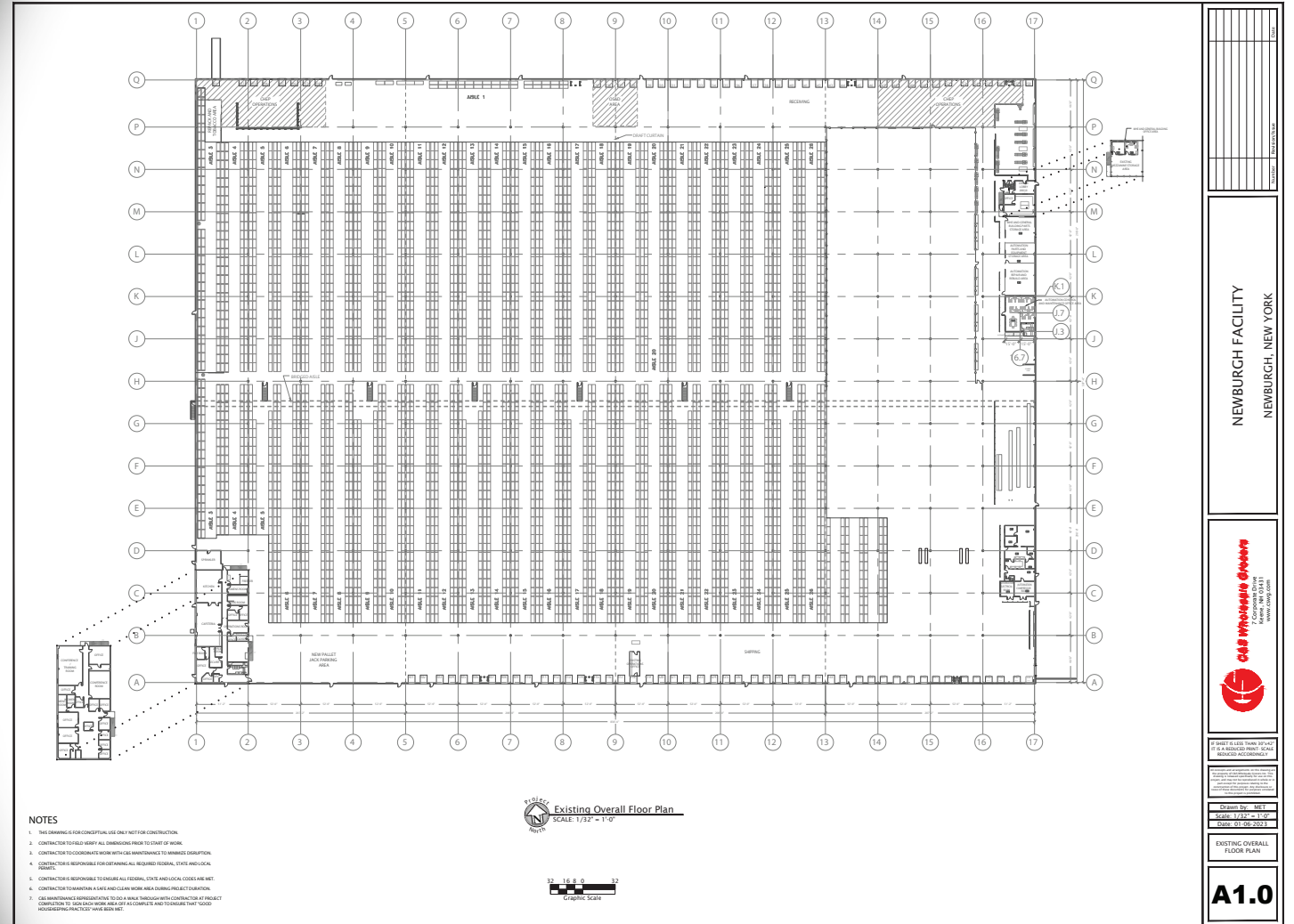
Regional Distributors

Orange County's regional logistics industry is experiencing a period of rapid expansion, driven in part by the recent arrival of major players like Tesla and Amazon.



Floor Plan

Size	504,870 SF
Built	1992 New Roof in 2017
Office Size	17,698 SF
Acreage	51.03
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)
Pallet Positions	46,000



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*For more information,
please contact leasing agent:*

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