

WAREHOUSE

FOR SALE OR LEASE



PREMIER LOCATION



677 Little Britain Road,
New Windsor, New York

BUILDING 1: 41,513 SF
BUILDING 2: 6,280 SF

IMMEDIATE AVAILABILITY



USDA CERTIFIED



Food production facility with floor drains, freezer & cooler space



Potential building expansion or development



PROPERTY OVERVIEW



Food production facility with floor drains, freezer & cooler space.



Potential building expansion or development

Available SF

Building 1: 41,513 SF
Building 2: 6,280 SF

Office SF

11,666 SF Mezzanine

Acreage

11.2 Acres

Clear Height

14'

Loading

Building 1: 5 loading docks
Building 2: 1 loading dock

Parking

±39 Car Spaces
Ample Trailer Parking

Power

5,000 Amps

PREMIER LOCATION

A premier location that is directly off of I-84 and I-87. This property is uniquely located to provide a broad supply chain solution for New York, Northern Jersey and NYC and is well positioned for any last mile ecommerce use.

Route 207	0.1 mi
I-84	2.7 mi
NYStewart Int'l Airport	3 mi
I-87	3.3 mi
Newburgh Beacon Bridge	5 mi
Tappan Zee Bridge	40 mi
GW Bridge	55 mi
Port Newark/Elizabeth	73 mi



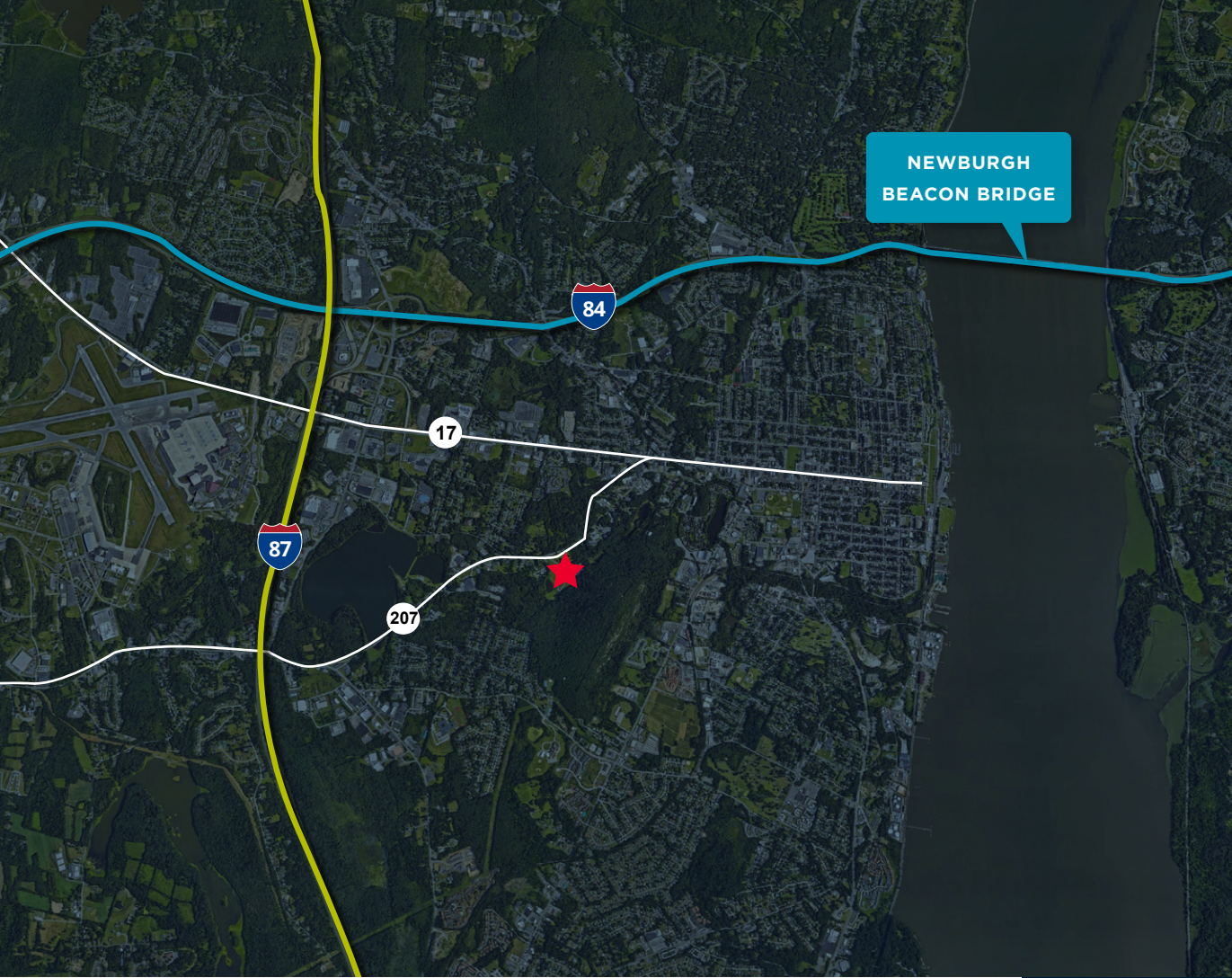
10 min to Newburgh
Beacon Bridge



1 hour 20 min
to Port of Newark



1 hour 15 min
to Midtown NYC



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