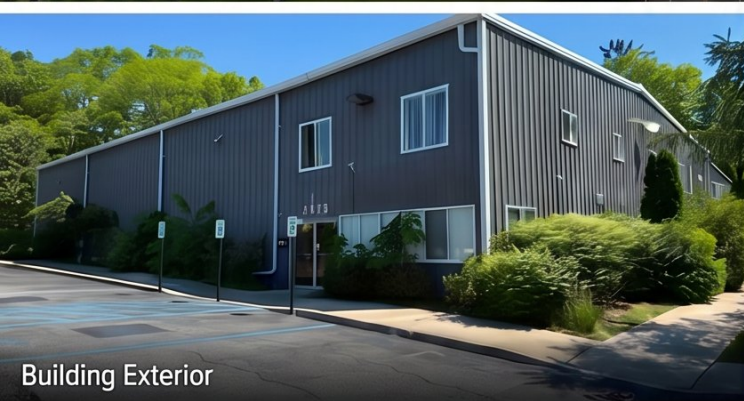


FOR LEASE — FLEX / WAREHOUSE SPACE

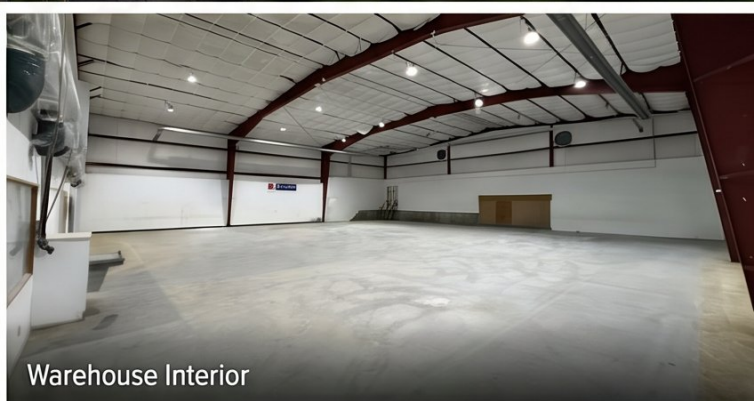
2430 State Route 32

New Windsor, NY | Highway Commercial | 5 Corners Location

\$11.00 / SF NNN



Building Exterior



Warehouse Interior

 7,500 SF Total |  5,625 SF Warehouse |  1,875 SF Office |  2 Drive-In |  39 Parking Spaces
 3-Phase Power |  Generator Backup |  Municipal Water & Sewer |  Near Stewart Airport |  HC Zoning

PROPERTY OVERVIEW

Exceptional Highway Commercial opportunity at the highly sought-after 5 Corners location — a premier address offering outstanding visibility, accessibility, and functionality for a wide range of business uses.

This well-maintained property offers a total of 7,500 SF, featuring 5,625 SF of warehouse space with high ceilings — ideal for storage, distribution, light manufacturing, or flex use — complemented by 1,875 SF of professional office space, providing the perfect blend of operational and administrative functionality under one roof.

The space is move-in ready and fully approved with 2 drive-in doors. 39 dedicated parking spaces ensure ample room for staff, clients, and fleet vehicles. Full municipal water and sewer, 3-phase electrical power, and generator backup deliver heavy-duty, reliable infrastructure.

Strategically situated with direct access to major regional transportation corridors and close proximity to Stewart International Airport.

KEY HIGHLIGHTS

- ✓ 7,500 SF Total Space
- ✓ 5,625 SF High-Ceiling Warehouse
- ✓ 1,875 SF Professional Office
- ✓ 2 Drive-In Doors
- ✓ 39 Dedicated Parking Spaces
- ✓ 3-Phase Electrical Power
- ✓ Generator Backup
- ✓ Municipal Water & Sewer
- ✓ HC (Highway Commercial) Zoning
- ✓ Near Stewart International Airport
- ✓ 5 Corners — Prime Visibility Location
- ✓ Move-In Ready / Fully Approved

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