

70

WINDSOR HIGHWAY

NEW WINDSOR, NY 1255

PRIME IOS END USER
OPPORTUNITY

EXCLUSIVE LISTING



EXCLUSIVE LISTING



70 WINDSOR HIGHWAY

NEW WINDSOR, NEW YORK 12553

ORANGE COUNTY | NEW YORK

PRIME IOS END USER OPPORTUNITY

Seller to give buyer the option to market the land for lease and replace him with any portion to all portions with notice (Giving buyer cashflow while leasing out the space)

ASKING PRICE

\$9.25M

- 17,933 on 14.4 Acres
- 2 Lots (7.10 and 7.32 acres totaling 14.4)
- Can be delivered vacant or with a short term sale lease
- SLB Proposal = 30k a month (NNN) for 2 years



EXECUTIVE SUMMARY

Kassin Sabbagh Realty (KSR) has been retained on an exclusive basis to arrange for the sale of 70 Windsor Highway, New Windsor, NY 12553. This commercial property, located along Route 32 in Orange County, New York, is situated in an area known for its mix of retail establishments, offices, and service providers. The property will be delivered vacant or with a short-term sale lease in place, offering flexibility for both users and investors.

Property Type	INDUSTRIAL/IOS/ COMMERCIAL
Lot Size	2 lots totaling 14.4 Acres Lot 1 : 7.10 Acres Lot 2: 7.32 Acres
Lot SF	17,933 SF



DEMOGRAPHICS

■ 5-MILE POPULATION
105,920

■ 5-MILE HOUSEHOLDS
39,723

■ 5-MILE AVG INCOME
\$313,823

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PROPERTY OVERVIEW

Neighborhood: Orange

Submarket: Newburgh

Property Type: Industrial/IOS/
Commercial

Lot SF: 17,933

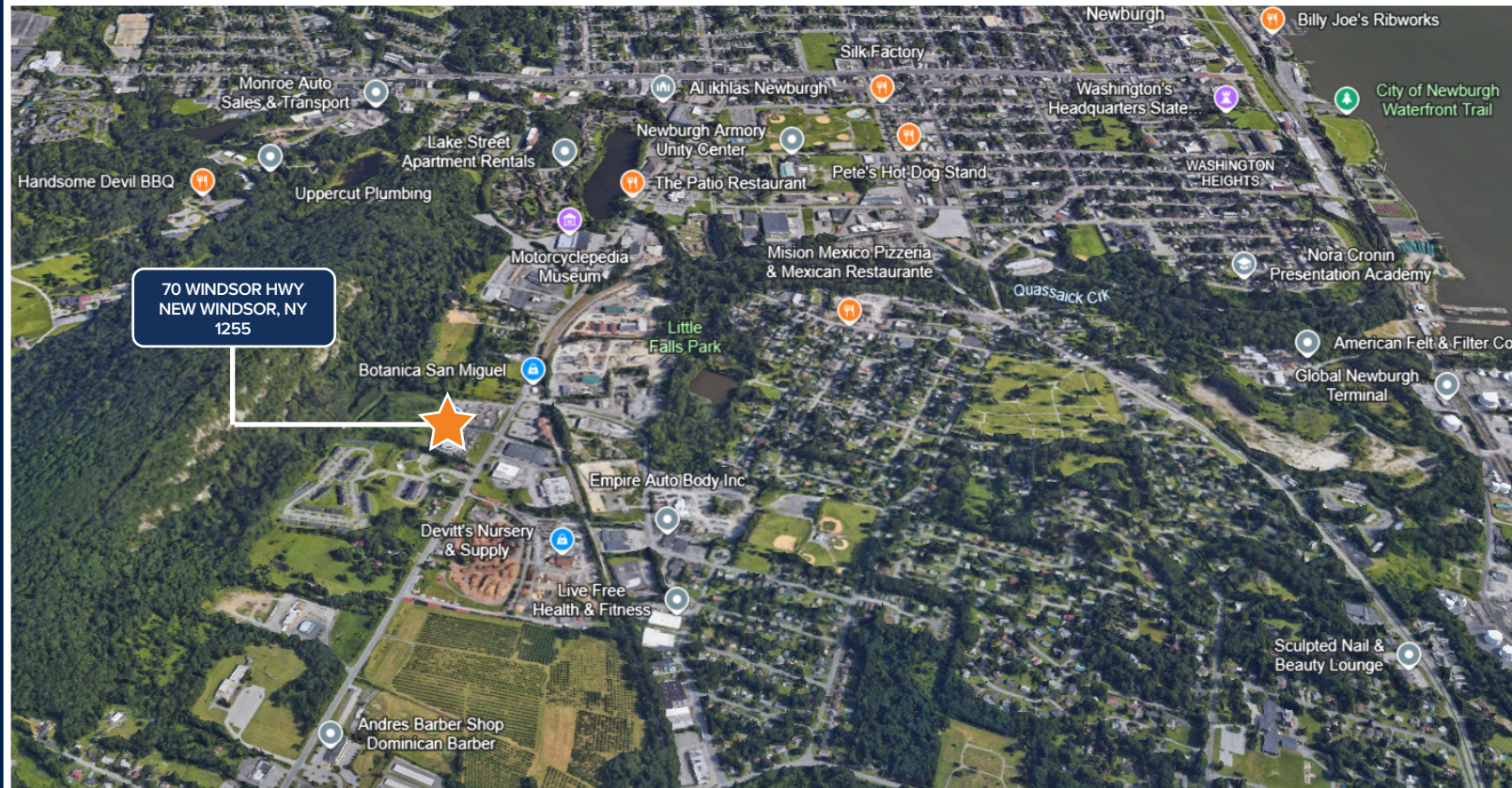
Land Acres: 2 Lots totaling 14.4,
Lot 1 - 7.10
Lot 2 - 7.32

PRIME IOS END USER OPPORTUNITY



70 WINDSOR HIGHWAY

New Windsor, NY 12553 | Orange County



ABOUT THE ORANGE COUNTY NY



Orange County, situated in southeastern New York State, lies within the scenic Hudson Valley region. Originally established in 1683, it was redefined to its present boundaries in 1798 and named in honor of William III of Orange. According to the 2020 U.S. Census, the county has a population of 401,310, with Goshen as its county seat.

The county includes numerous towns and villages, such as Chester, Cornwall, Goshen, Monroe, New Windsor, Warwick, and the village of Florida. It is within the Kiryas Joel-Poughkeepsie-Newburgh metropolitan statistical area, which forms part of the larger New York–Newark–Bridgeport combined statistical area.

Orange County offers a variety of services and attractions. The county government provides resources in arts and entertainment, behavioral health, and community news. Additionally, the Department of Motor Vehicles operates offices in Goshen, Middletown, and Newburgh.

Orange County has experienced economic growth in recent years. In 2023, visitor spending reached approximately \$1.2 billion, reflecting a 7.6% increase from the previous year. Additionally, the county generated \$239.8 million in sales tax year-to-date in 2024 and is projected to generate \$412.3 million for the year.



FOR MORE INFORMATION,
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