

Think Matrix

*Introduction to
Matrix
Business Park
at Newburgh
Newburgh, NY*

Knowledge
Creating
Value

For additional information, please call 732-521-2900

Matrix Business Park at Newburgh

AVAILABLE: 248,000 SF of Class A Warehouse Space.

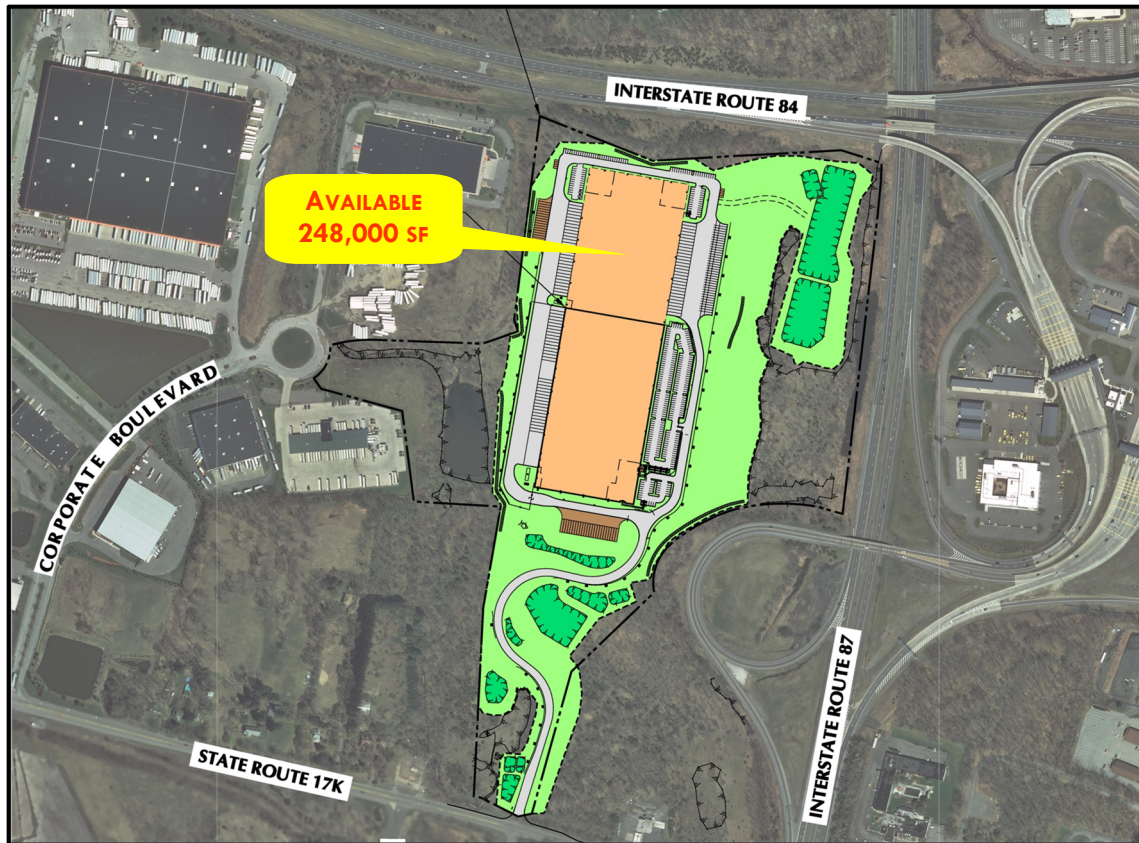
Matrix Business Park at Newburgh, located at 108 Route 17K, was developed by Matrix in 2017 as the premier warehouse location in Orange County, New York. The building is prominently located at the intersections of I-84, I-87 (NYS Thruway), and Route 17K, providing tenants unmatched visibility and highway access. FedEx and UPS facilities are located across Route 17K at Stewart International Airport, and in nearby Montgomery.

Recently constructed warehouses in this location have attracted the likes of Tesla, Amazon, Home Depot, Walgreen, and AmerisourceBergen. These companies and more recognized this strategic location as lower-cost alternative to Northern New Jersey, to serve the NY/NJ metro area as well as New England and Mid-Atlantic markets.



Matrix Business Park at Newburgh

108 17K, Newburgh, NY



A High Quality Business Environment At A Strategic Location.

ROADWAYS:

Immediate access to Interstates 87 and 84. I-87 provides a direct link south to Bergen County, NJ (30 miles) and the Tappan Zee Bridge (45 miles), and north to Albany and Montreal. I-84 provides a direct link west to Pennsylvania and east to Connecticut and the Greater New England Region.

WORKFORCE:

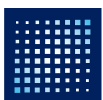
Census figures note that Orange County is one of the fastest growing counties in New York. The growing workforce is also very mobile (average commute time of 38 minutes), so the site can easily attract workers from the two main population centers of Newburgh and Middletown.

AIR:

Site is adjacent to Stewart International Airport.

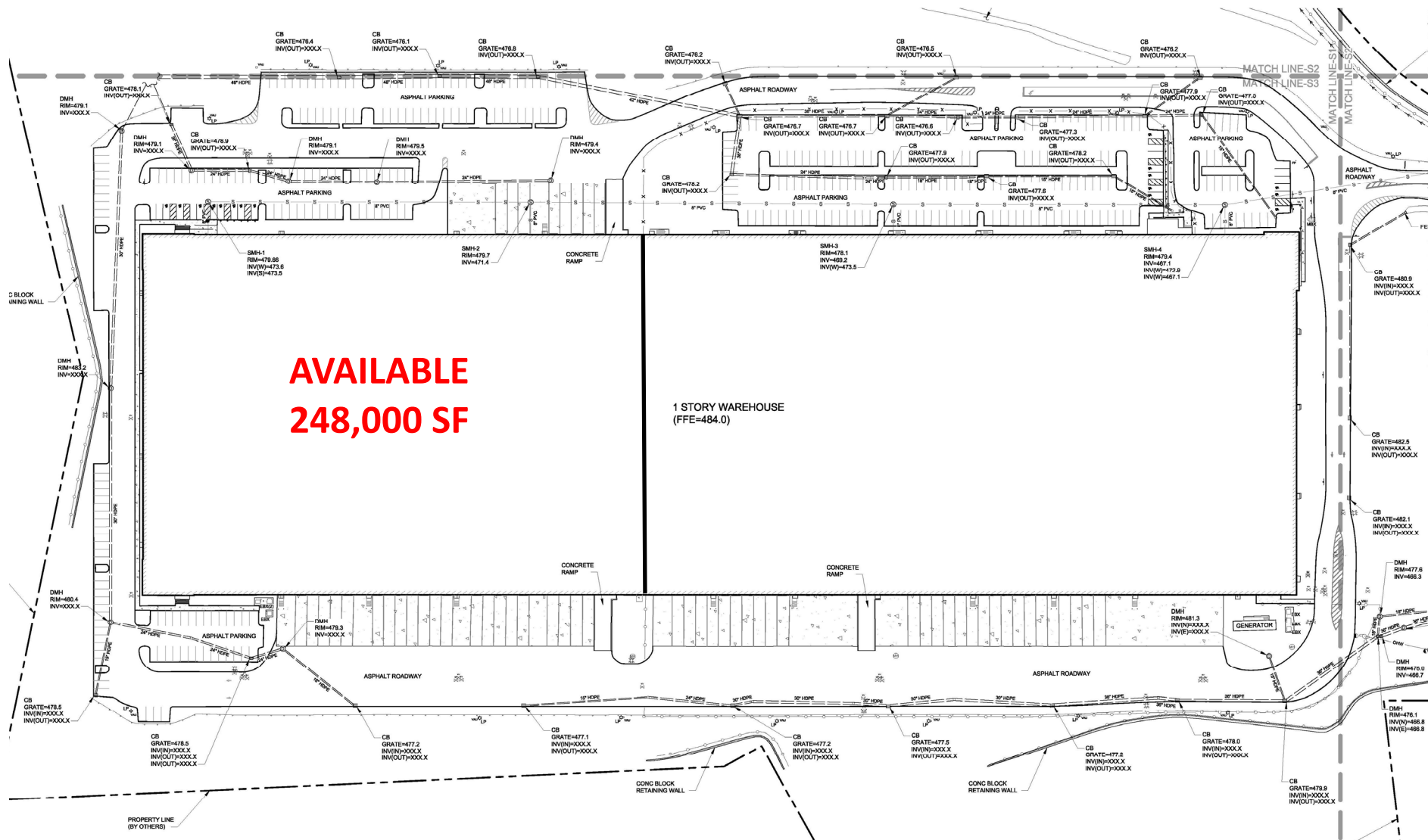
SUMMARY SPECS:

YEAR:	2017
CLEAR HEIGHT:	36'
CONFIGURATION:	420' wide cross-dock with 60' wide bays
SPRINKLER:	ESFR
LIGHTS:	LED
OFFICE:	6,000 SF +/-
DOCK DOORS:	17 (+19 potential future Docks)



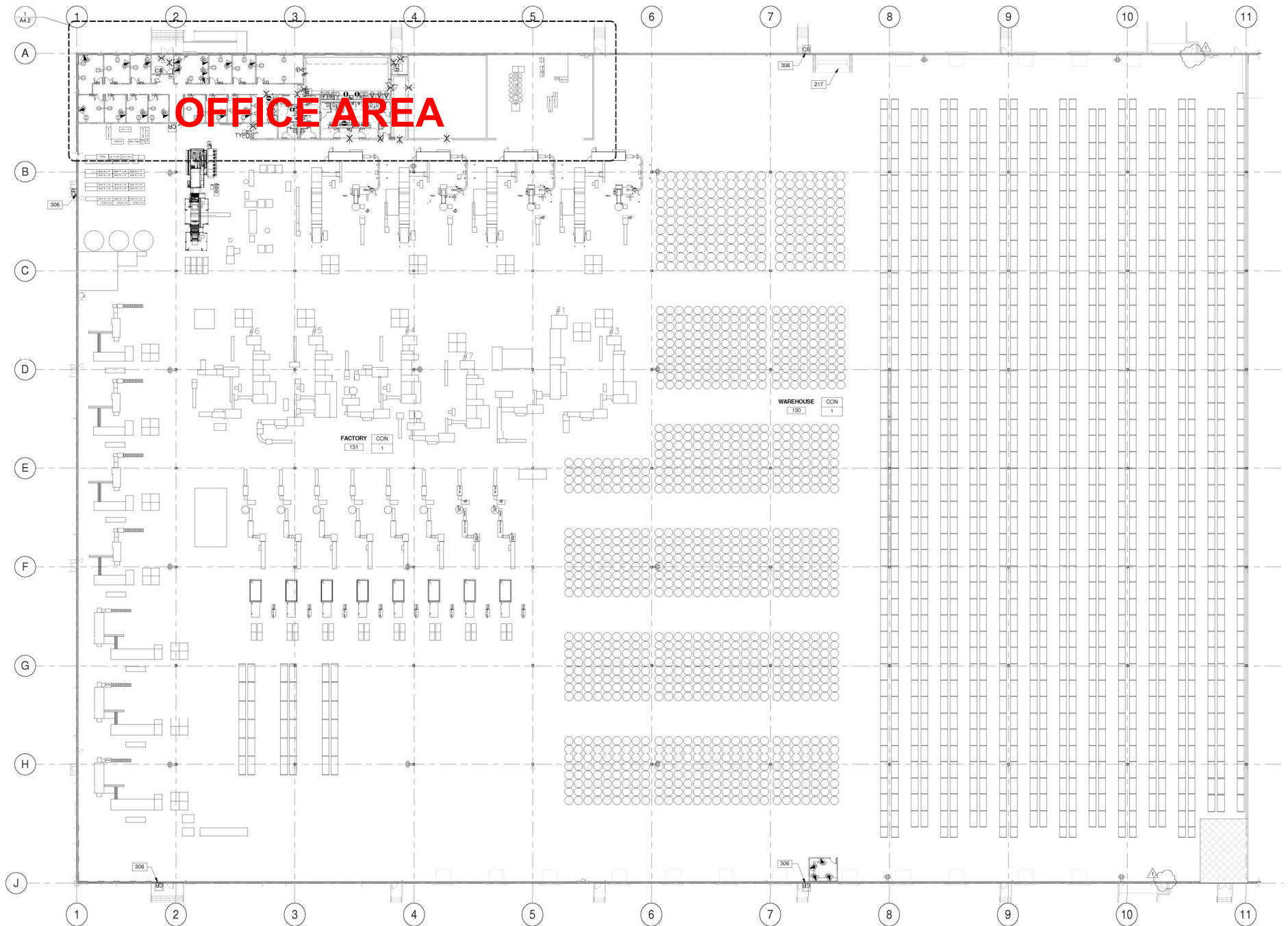
MATRIX

For leasing information, contact:
Matrix Development Group
Forsgate Drive • CN4000 • Cranbury, NJ 08512
732-521-2900 www.matrixcompanies.com



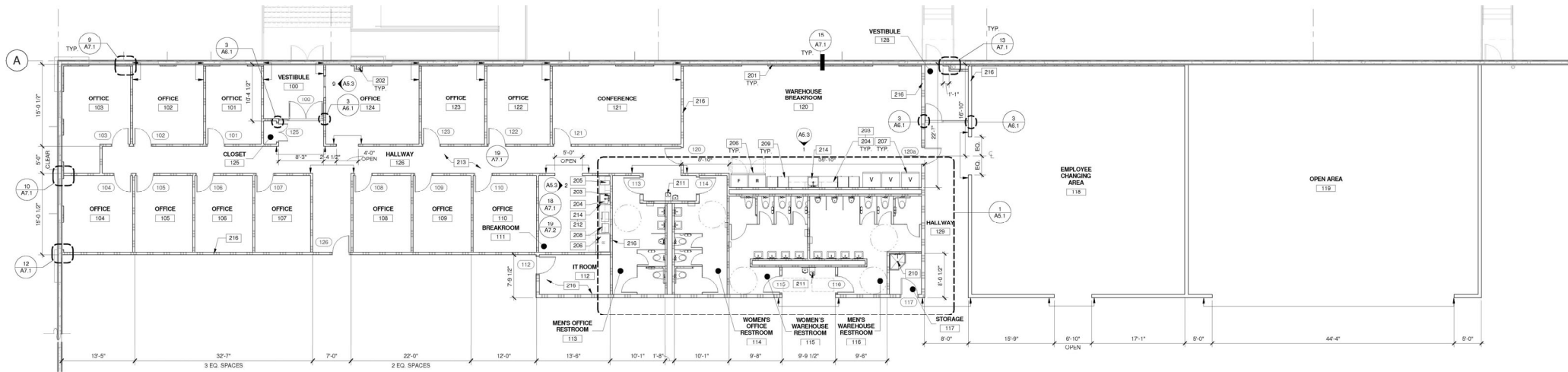
MATRIX

Matrix Business Park at Newburgh
108 Route 17K
Newburgh, New Jersey
As Built Site Plan



MATRIX

Matrix Business Park at Newburgh
108 Route 17K
Newburgh, New Jersey
Warehouse Floor Plan



MATRIX

Matrix Business Park at Newburgh
108 Route 17K
Newburgh, New Jersey
Office Floor Plan