

Newburgh South Logistics Center

700 SOUTH STREET, NEWBURGH, NY 12550

Newburghsouthlogisticscenter.com

422,983 sq. ft.
AVAILABLE

75 total
DOCK DOORS

Build-to-suit
OFFICE AREA

122
TRAILER SPACES

40'
CLEAR HEIGHT

58' x 52'
COLUMN SPACING

DELIVERY Q3 2026

Features

A 422,983 sq. ft. building on 49.60 Acres.

75 loading docks with an amazing 190' truck court depth.

Superior Access - One mile off I-84, Exit 37 and 2 miles off of the intersection of I-87 and I-84.

Reach 1/3 of the US population in 1 day truck drive.

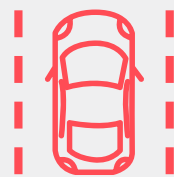
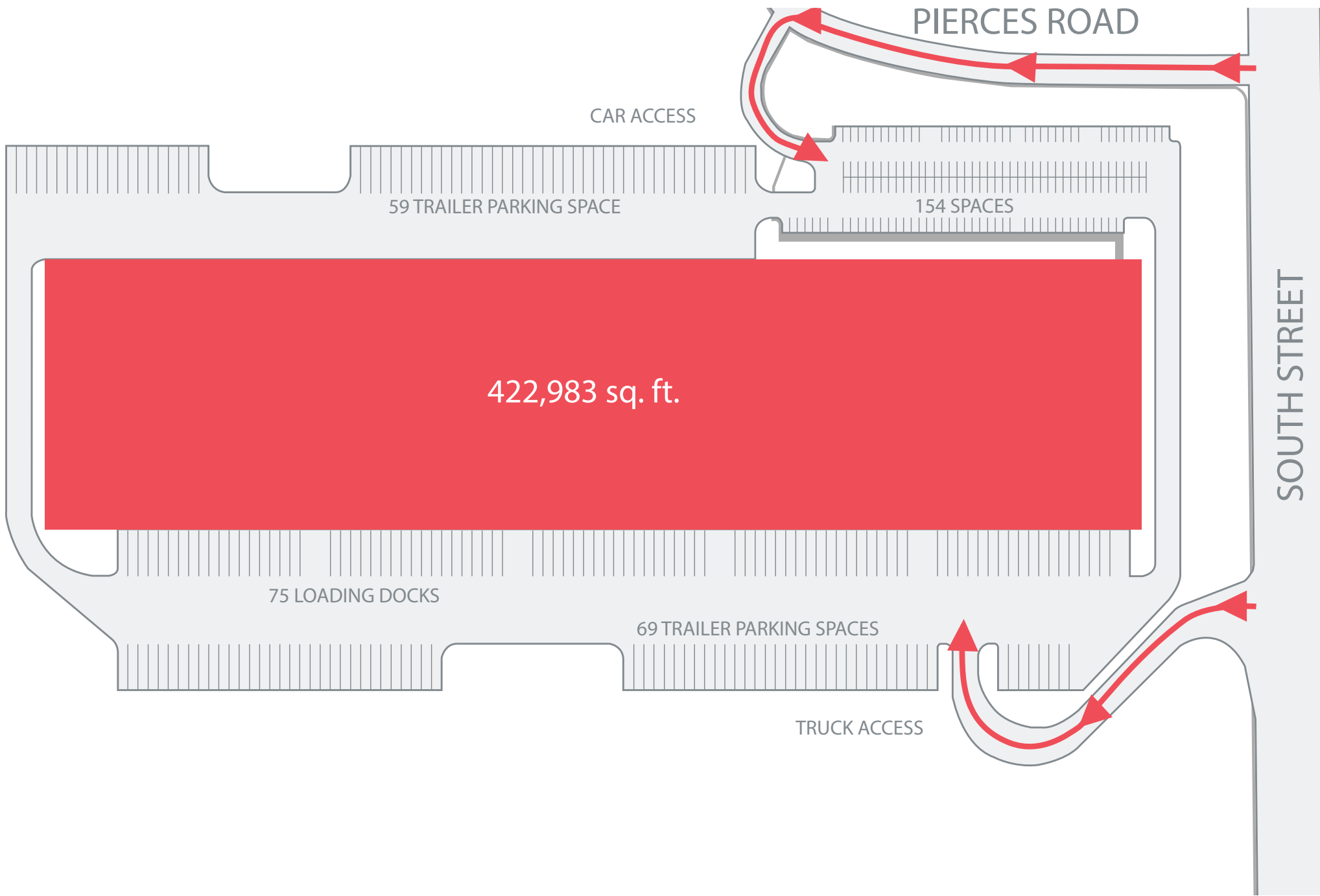
10 year pilot program in place.

LEED certified.



Building Specifications

Building Size	
Available	422,983 sq. ft. (divisible)
Office Space	5,000 sq. ft.
Clear Height	40'
Dimensions	1301' x 320'
Column Spacing	58' x 52'
Dock Doors	75 doors
Drive-ins	2 (14' x 16')
Format	Rear loaded
Trailer Parking	122 stalls
Automobile Parking	154 spaces
Sprinklers	ESFR
Lighting	Motion-sensored LED
Power	2,500 Amps 3-phase 277/480v



154
Automobile
Parking



122
Trailer
Parking



40'
Clear
Height



58' x 52'
Column
Spacing

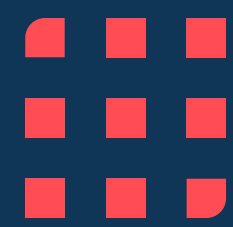


75
Dock Doors



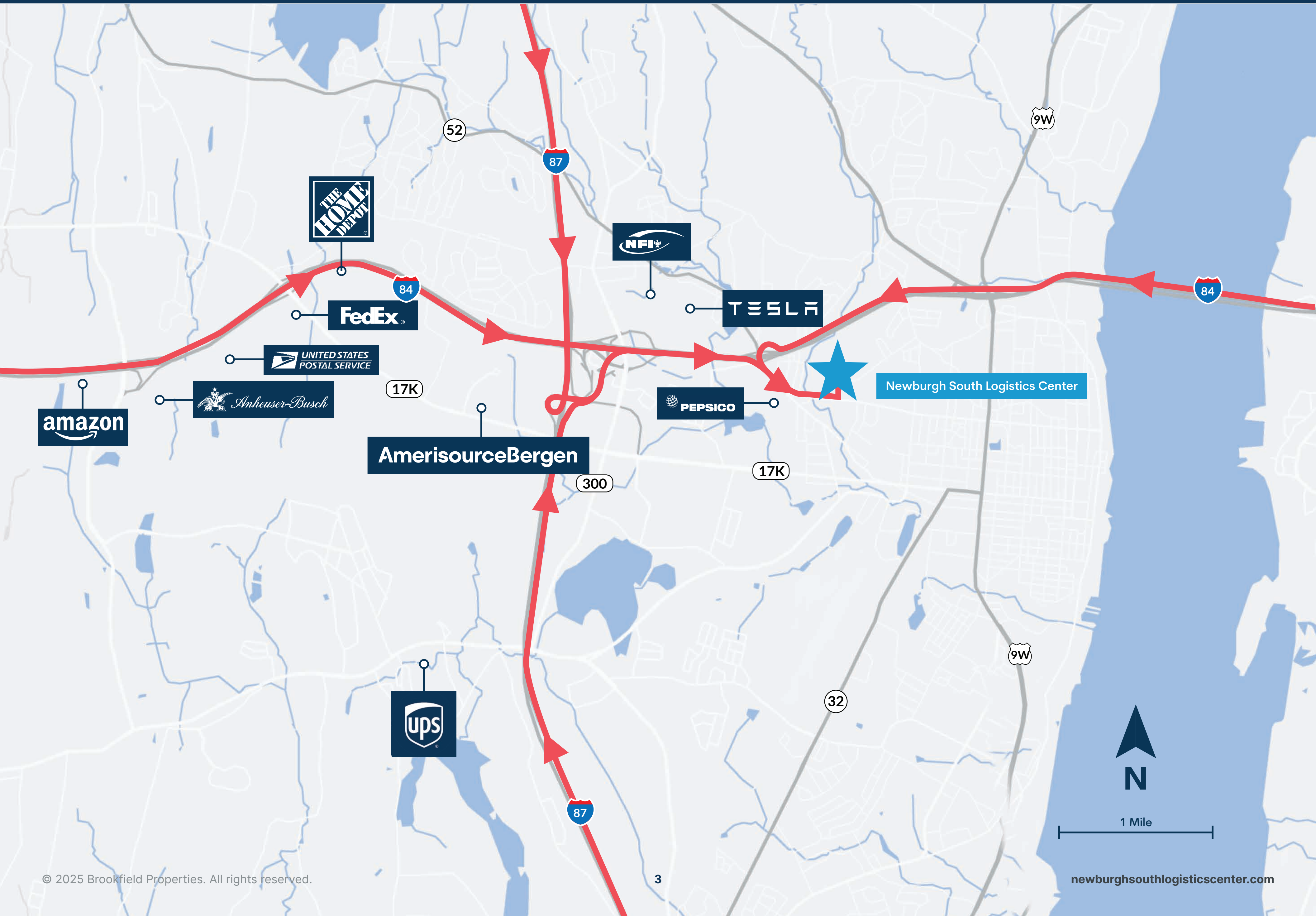
190'
Truck Court
Depth





Connectivity & Corporate Neighbors

Brookfield
Properties





Key Distances

Interstate 84	1 mile
Interstate 87	2 miles
NY Stewart International Airport	8 miles
Interstate 287	39 miles
New Jersey Turnpike	63 miles
LaGuardia Airport	65 miles
Newark Liberty Intl. Airport	72 miles
Port Newark	73 miles
JFK International Airport	75 miles
Lehigh Valley	110 miles
Philadelphia	146 miles
Boston	198 miles



WHO WE ARE

More than a landlord. A partner.

As an operator of logistics properties on five continents, we have an unmatched perspective on what sits at the crossroads of innovation and distribution. It's this insight that gives us the ability to deliver time and again hubs of commerce that connect people and goods sustainably and efficiently.

79M+

square feet of logistics space

550+

warehouse, distribution and cold storage properties

90M+

square foot development pipeline



Tailored to your needs

No matter your requirements, we build to the highest standards, delivering novel, efficiency-focused solutions



The Brookfield advantage

Our Brookfield global network offers a wealth of advantages – from investments in emerging technologies to sustainable solutions and infrastructure synergies.



Making sustainability a reality

Sustainability isn't just a buzzword. It's a commitment to be carbon neutral by 2050 advanced by a breadth of initiatives including LEED-certified design, solar-ready roofs, and low carbon building materials.



Culture of innovation

We foster a culture of innovation to identify and implement technologies that continuously improve our facilities – with a focus on efficiency and safety.



Innovation that benefits operators

We are shaping the future of global trade with properties optimized for efficiency and designed to enhance the safety of anyone working on or in them. In doing so, our tenants benefit from:

- Up to 75% reduction in utility costs from energy-efficient design features
LED lights, robust insulation, and white roof technology
- Electric vehicle charging stations
- Safer vertical access design to lower the risk of severe injury from falls
- Building to WELL standards
- Clerestory windows optimizing natural light, creating a healthier
working environment

100% LEED

Certified or higher on new development

Up to 75%

Reduction in utility costs due to efficient design

Net Zero by 2050

Brookfield Properties commitment to carbon emissions reduction



sustainability

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