

±5,884 RENTABLE SQ. FT. CLASS A OFFICE SPACE FOR LEASE



460 TEMPLE HILL ROAD, NEW WINDSOR BUSINESS PARK, NEW WINDSOR, NEW YORK

FOR ADDITIONAL
INFORMATION,
CONTACT

James Martin

Executive Vice President

Exclusive Broker



110 Crystal Run Road, Suite 106
Middletown, NY 10941

Phone: (845) 928-6500 Ext. 1
Cell: (845) 781-6302

Email:
martinj@mbcorp.com

On the Web:
www.mbcorp.com

PROPERTY HIGHLIGHTS

- ±5,884 rentable sq. ft. available within this ±17,563 sq. ft., single-story masonry and glass, single tenant building in a beautifully landscaped, Class A office park.
- Approximately 17,244 vehicles pass daily
- ±7.0 spaces per 1,000 sq. ft. for a total of 126 parking spaces
- AVAILABLE IMMEDIATELY

ACCESSIBILITY

- Approximately three miles to New York State Thruway/I-87, exit 17
- Approximately three miles to I-84, exits 36A & 36B
- Approximately three miles to Stewart International Airport

Note: Information herein is subject to errors; omissions; changes of price; rental, or other conditions; withdrawal without notice; and to any special listing conditions imposed by our principals. All areas and dimensions are approximate.



MBCORPRE, INC.

PROPERTY FACT SHEET

FOR LEASE

±5,884 RENTABLE SQ. FT. CLASS A OFFICE SPACE



NEW WINDSOR BUSINESS PARK 460 TEMPLE HILL ROAD, TOWN OF NEW WINDSOR, NY

- LOCATION:** 460 Temple Hill Road, Town of New Windsor, Orange County, New York.
Located in the New Windsor Business Park.
- ACCESSILITY:**
- Approximately three miles to NY State Thruway / Interstate 87, exit 17
 - Approximately three miles to Interstate 84, exits 36A and 36B
 - Approximately three miles to Stewart International Airport
- TRAFFIC
COUNT:** ±17,244 vehicles pass by daily.
- AVAILABLE:** ±5,884 rentable sq. ft. available within this ±17,563 sq. ft. single-story masonry and glass, single tenant building in a beautifully landscaped Class A office park. Space consists of 13 windowed offices.
- PARKING:** ±7.0 space per 1,000 sq. ft. for a total of 126 parking spaces.
- HVAC:** Individual air-conditioning and heating unit (gas-fired forced warm air heating).
- SPRINKLERS:** Wet



MBCORPRE, INC.

PROPERTY FACT SHEET

**460 Temple Hill
New Windsor, NY
Page 2 of 3**



INTERNET: Spectrum, Verizon FIOS

LEASE TERM: Ten (10) years preferred

AVAILABLE: Immediately

RENTAL: \$24.00 psf, with 3% per annum increases. Rent includes taxes and CAM base year plus utilities.

LANDLORD'S WORK: Negotiable.

For further information or to arrange a tour, please contact:

James Martin, Executive Vice President/Principal
martini@mbcorpre.com

EXCLUSIVE BROKER
MB Corporate Real Estate, Inc.
110 Crystal Run Road, Suite 106, Middletown, NY 10941
Cell: 845-781-6302 Office: 845-928-6500 ext. 1
On the Web: www.mbcorpre.com

Note: Information submitted herein is subject to errors; omissions; changes of price; rental, or other conditions; withdrawal without notice; and to any special listing conditions imposed by or principals. All areas and dimensions are approximate.

Shared/Public Drive/FACT SHEETS/ORANGE/0-ALL OC EXCL/460 Temple Hill Road New Windsor/Fact Sheet_460 Temple Hill Rd New Windsor_5,884 rsf.doc 9/25/2026

110 Crystal Run Road, Suite 106, Middletown, NY 10941 • (845) 928-6500
New Jersey Office: 201 West Passaic St., Suite 302, Rochelle Park, NJ 07662 • (201) 848-4000 • Fax (201) 891-3565
www.mbcorpre.com



MBCORPRE, INC.

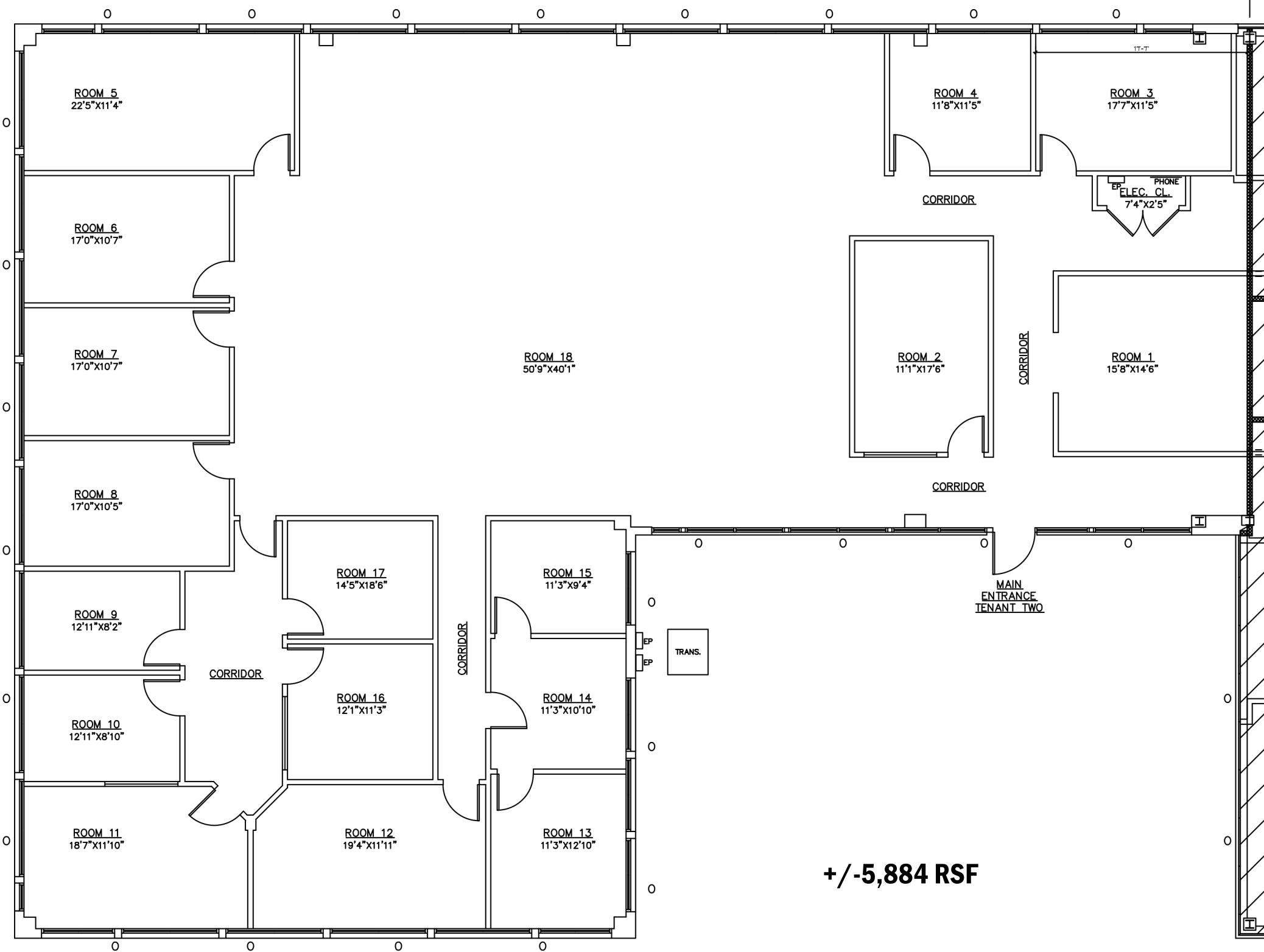
PROPERTY FACT SHEET

**460 Temple Hill
New Windsor, NY
Page 3 of 3**



Shared/Public Drive/FACT SHEETS/ORANGE/0-ALL OC EXCL/460 Temple Hill Road New Windsor/Fact Sheet_460 Temple Hill Rd New Windsor_5,884 rsf.doc 9/25/2026

110 Crystal Run Road, Suite 106, Middletown, NY 10941 • (845) 928-6500
New Jersey Office: 201 West Passaic St., Suite 302, Rochelle Park, NJ 07662 • (201) 848-4000 • Fax (201) 891-3565
www.mbcorp.com



EXISTING FLOOR PLAN—TENANT TWO

460 Temple Hill Rd.

New Windsor, NY 12553

SCALE: N.T.S.

DATE: 06-29-26

WA-PROJECT NO. 26013.1