

9 Tarkett Drive  
New Windsor, NY

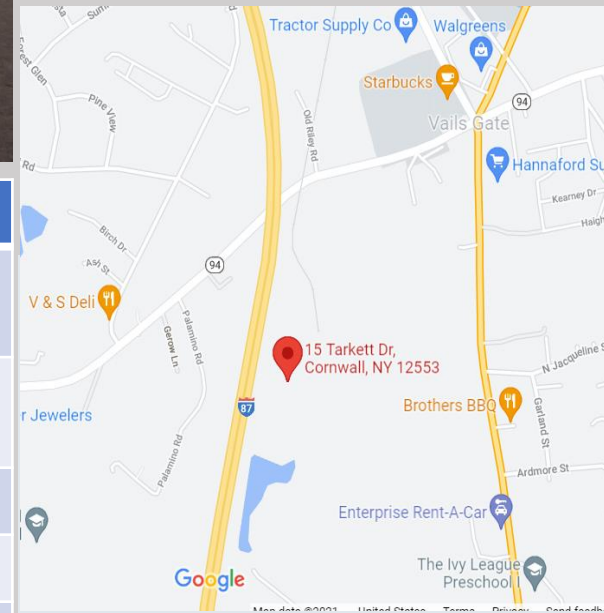
# Vails Gate Business Center

New Construction  
May 2022 Occupancy



Building Size:	74,342 ±SF
Largest Space Avail:	74,342 ±SF
Smallest Space Avail:	8,231 ±SF
Lease Price:	\$8.95 - \$9.75 P/SF
Lease Type:	NNN
Operating Expenses:	Taxes \$1.50 Insurance \$0.42 CAM \$0.31 (Estimated)
Loading:	TB & DI

Drive Times	
Woodbury Commons	11.2 Miles
Stewart International Airport	5.2 Miles
NY Thruway	6.2 Miles
New York City	65 Miles



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