

WAREHOUSE

# FOR SALE OR LEASE



PREMIER LOCATION



**677 Little Britain Road,**  
New Windsor, New York

**BUILDING 1: 41,513 SF**  
**BUILDING 2: 6,280 SF**

**IMMEDIATE AVAILABILITY**



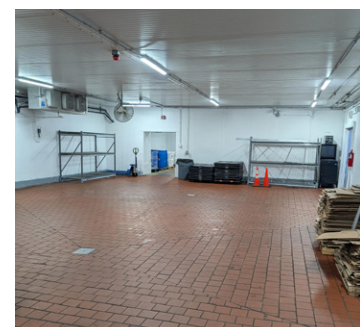
**USDA CERTIFIED**



Food production facility with floor drains, freezer & cooler space



Potential building expansion or development



# PROPERTY OVERVIEW



Food production facility with floor drains, freezer & cooler space.



Potential building expansion or development

## Available SF

Building 1: 41,513 SF  
Building 2: 6,280 SF

## Office SF

11,666 SF Mezzanine

## Acreage

11.2 Acres

## Clear Height

14'

## Loading

Building 1: 5 loading docks  
Building 2: 1 loading dock

## Parking

±39 Car Spaces  
Ample Trailer Parking

## Power

5,000 Amps

# PREMIER LOCATION

A premier location that is directly off of I-84 and I-87. This property is uniquely located to provide a broad supply chain solution for New York, Northern Jersey, and NYC.

|                         |        |
|-------------------------|--------|
| Route 207               | 0.1 mi |
| I-84                    | 2.7 mi |
| NYStewart Int'l Airport | 3 mi   |
| I-87                    | 3.3 mi |
| Newburgh Beacon Bridge  | 5 mi   |
| Tappan Zee Bridge       | 40 mi  |
| GW Bridge               | 55 mi  |
| Port Newark/Elizabeth   | 73 mi  |



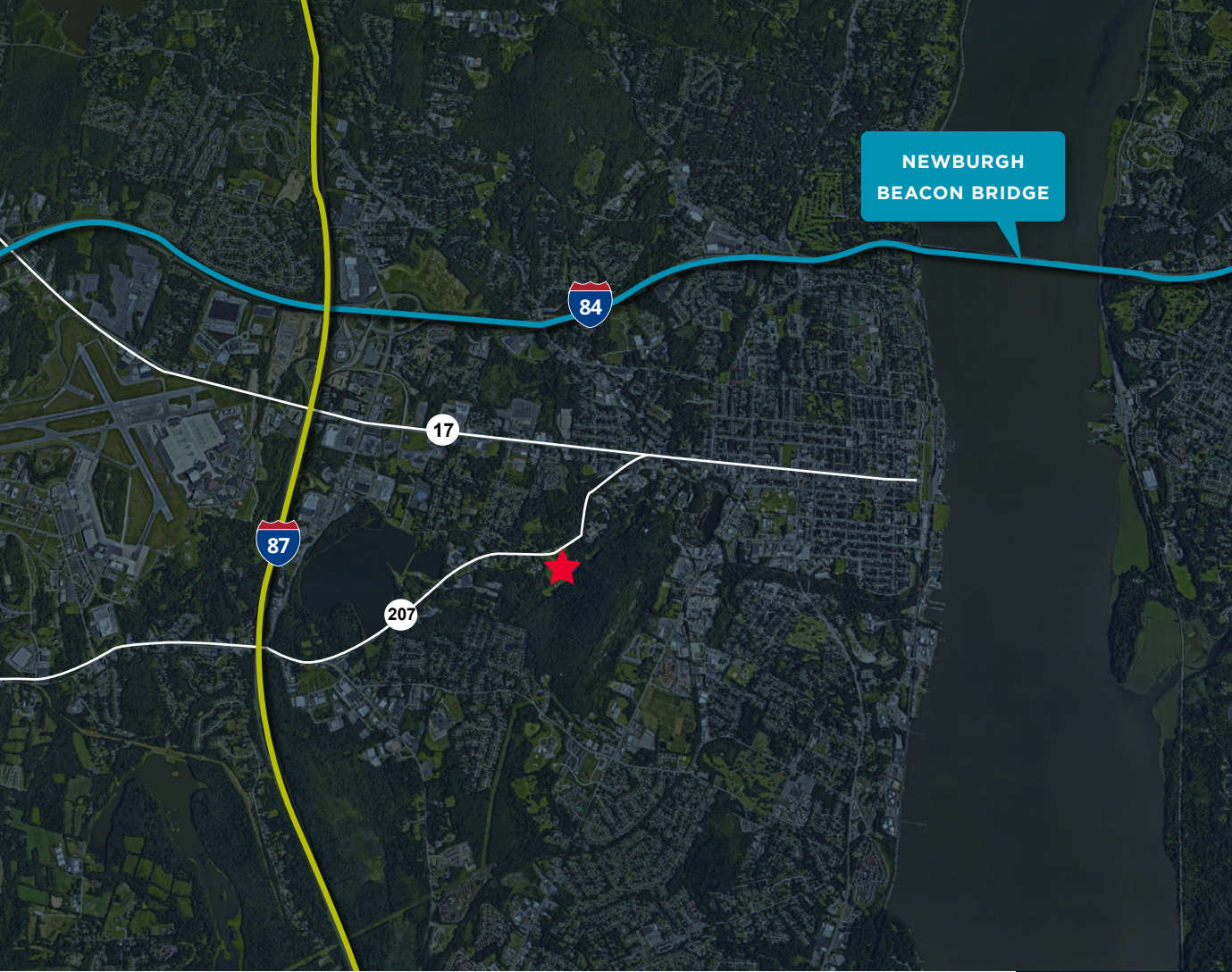
**10 min** to Newburgh  
Beacon Bridge



**1 hour 20 min**  
to Port of Newark



**1 hour 15 min**  
to Midtown NYC



NEWBURGH  
BEACON BRIDGE

# CONTACT US

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