

# 1500 CORPORATE BOULEVARD

NEWBURGH, NEW YORK | **FOR SUBLEASE**

504,870 SF | UPDATED LED LIGHTING

**\$5.00 | BEST DEAL IN THE TRI-STATE AREA**



**ABUNDANT  
TRAILER PARKING**



**DIVISIBLE**



**AVAILABLE  
IMMEDIATELY**



# PROPERTY OVERVIEW



**89 LOADING DOCKS**



**1 DRIVE-IN DOOR**



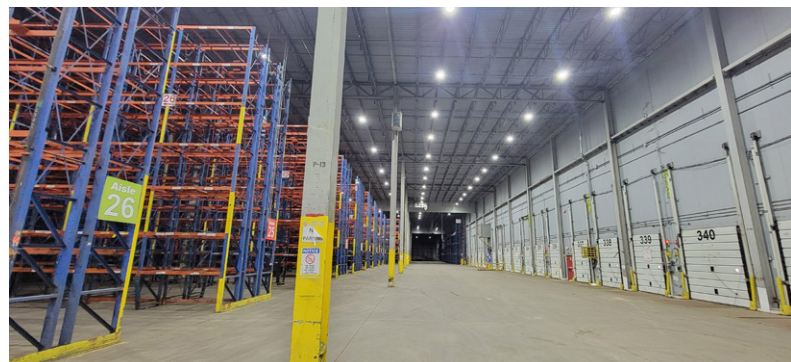
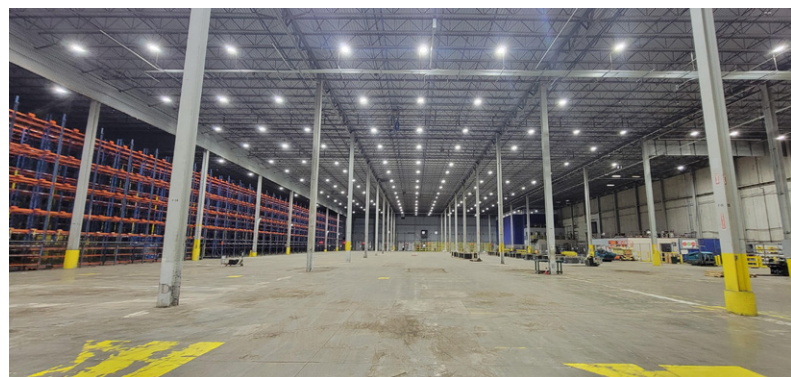
**250 CAR SPACES**



**318 TRAILER SPACES**

**504,870 SF AVAILABLE**

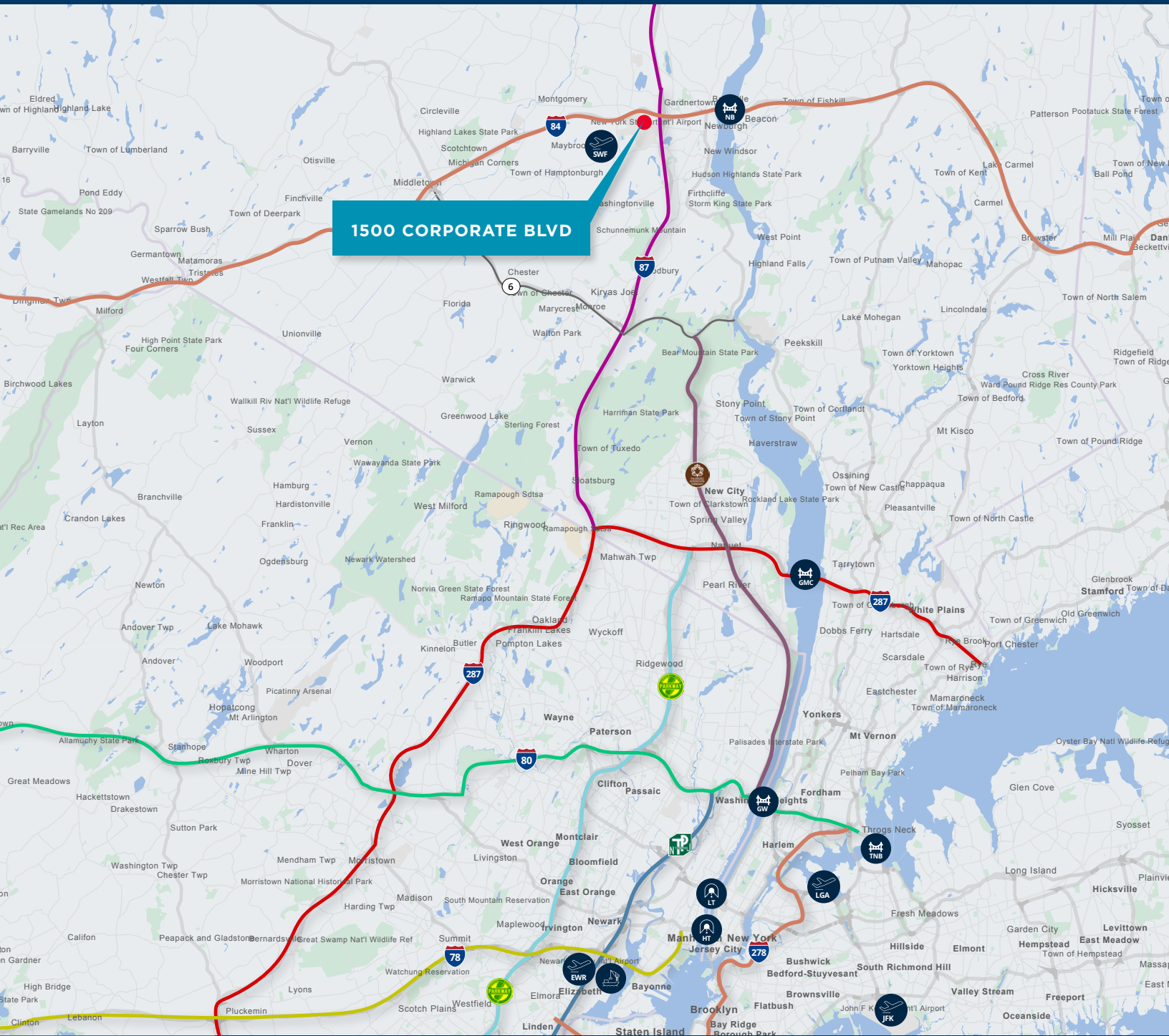
Total Building SF	504,870 SF
Year Built	1992   New Roof in 2017
Office Size	17,698 SF
Acreage	51.03 Acres
Loading Docks	89
Drive-In Doors	1
Car Parking	250 Spaces
Trailer Parking	318 Spaces
Tractor Parking	60 Spaces
Column Spacing	52' x 42'
Clear Height	40'
Power	(2) 1600 amps, 480/277 volts, 3 phase, 4 wire (1) 2500 amps, 480/277 volts, 3 phase, 4 wire
Racking	Fully Racked (297,550 SF) Racking can stay or be removed
Pallet Positions	46,000



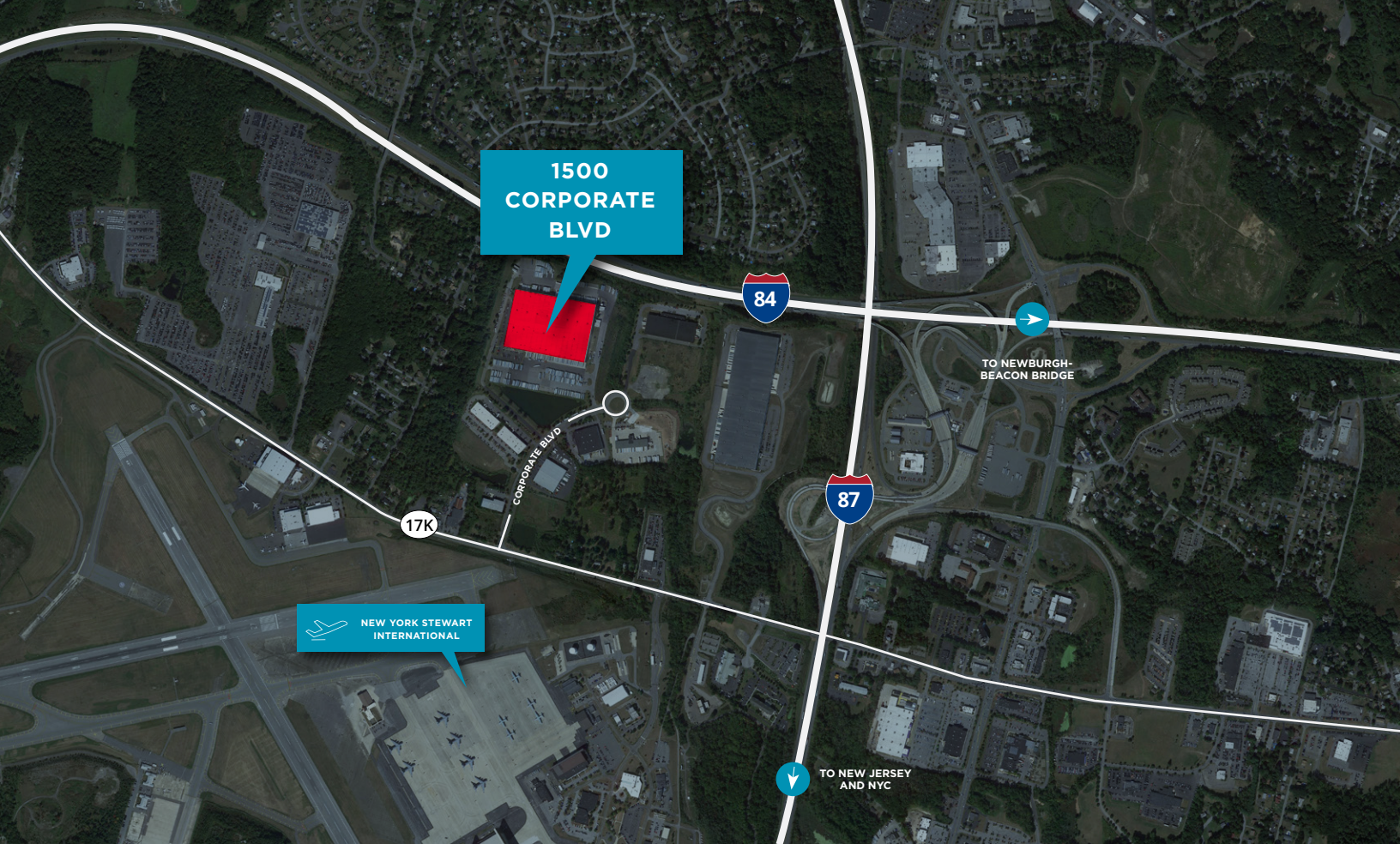


# EXCELLENT HIGHWAY CONNECTIVITY

Interstate 84	1.8 mi
Interstate 87	2.3 mi
NY Stewart Int'l Airport	4.7 mi
Newburgh-Beacon Bridge	5.4 mi
Palisades Parkway	25 mi
Cuomo (Tappan Zee) Bridge	42 mi
Port of Newark/Elizabeth	70 mi







# CONTACT US

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