

# Proposed Warehouse For Lease



**500 Corporate Boulevard  
Newburgh, NY  
Orange County**

**Fully Engineered  
& Approved!**

**Located in Northeast  
Business Center  
Less Than 2 Miles From  
Interstates 84 & 87**

- 50,000 sqft
- 14+ Acres
- 12 Dock Height Doors
- 60 Car Parking
- 40 Foot High
- Investment Grade Construction
- Cleared & Flat Site
- Municipal Water & Sewer
- Rent \$11.50 /sqft, NNN



**(845) 744.2095**



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RJ Smith



John Lavelle



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55 Main Street, Pine Bush, NY 12566

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# Cleared Site, Fully Engineered & Approved!



**FULLY APPROVED 50,000 Sq. Ft. warehouse building to be built in the Northeast Business Center. Prominent business center located across from NY Stewart International Airport and less than 2 miles from Interstates 84 and 87. This location offers optimal access. Cleared, flat site ready for construction. Initial warehouse plans feature 40' ceilings, parking for 60 cars and 12 dock height doors. Some modifications for tenant's specific needs are possible.**



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

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<b>1776142P</b> NON-TECH BUSINESS CENTER SECTION 95 BLOCK 1 LOT 7.6 TOWN OF WESTCHESTER WESTCHESTER COUNTY NEW YORK						
DIMENSION PLAN DATE: 03/09/11						



# 50,000SF For Lease

