

±18,048 SQ. FT. CLASS A OFFICE BUILDING FOR LEASE



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

FOR ADDITIONAL
INFORMATION,
CONTACT

James Martin
Senior Vice President

Exclusive Broker



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PROPERTY HIGHLIGHTS

- ±18,048 sq. ft., single-story masonry and glass, single tenant building in a beautifully landscaped, Class A office park.
- ±7.0 spaces per 1,000 sq. ft. for a total of 126 parking spaces
- AVAILABLE JUNE 1, 2026

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.



PROPERTY FACT SHEET

FOR LEASE

±18,048 SQ. FT. CLASS A OFFICE BUILDING



**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
- BUILDING:** ±18,048 sq. ft. single-story masonry and glass single tenant building in a beautifully landscaped, Class A office park.
- 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).
- INTERNET:** Spectrum, Verizon FIOS
- SPRINKLERS:** Wet



PROPERTY FACT SHEET

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New Windsor, NY
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LEASE TERM: Ten (10) years preferred

AVAILABLE: June 1, 2026

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, Senior Vice President
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EXCLUSIVE BROKER

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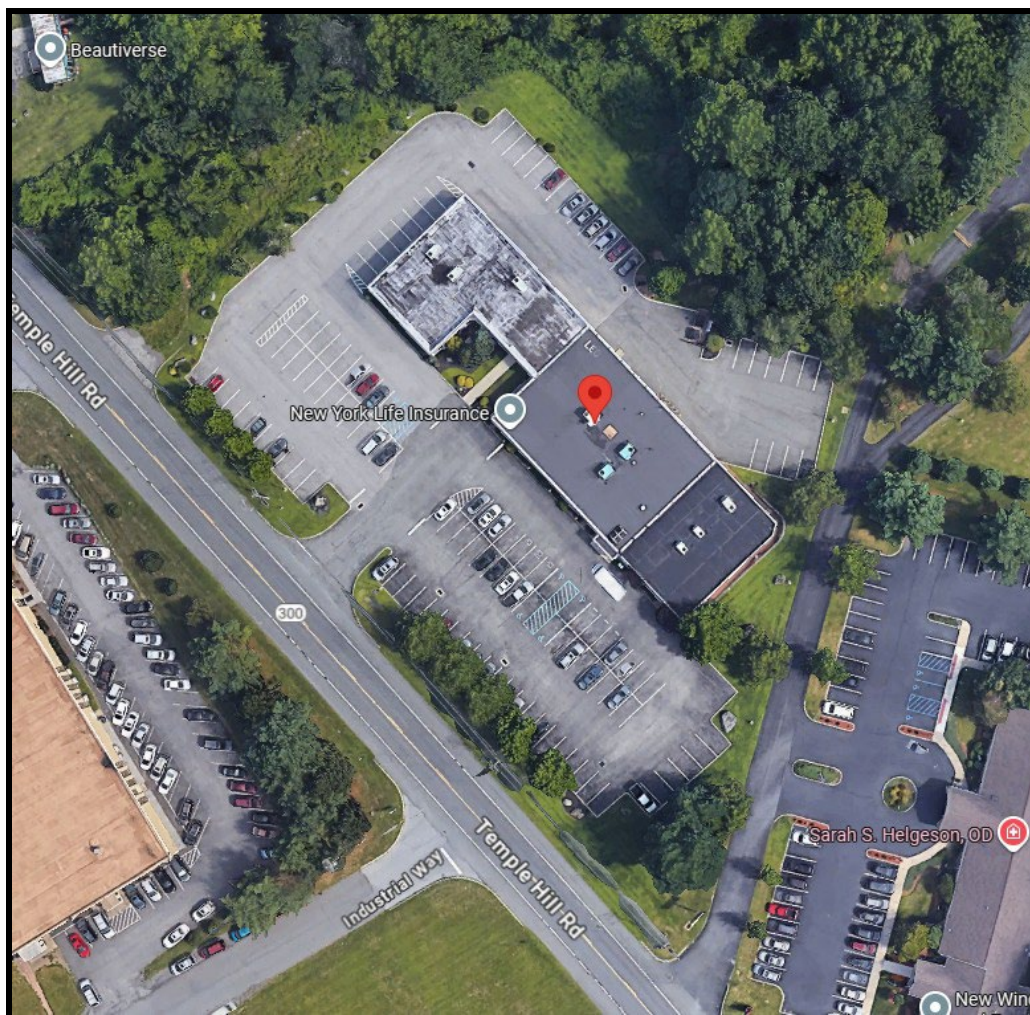
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New Windsor, NY
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