

±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

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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

\pm 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.

ACCESSIBILITY:

- 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: \pm 18,048 sq. ft. single-story masonry and glass single tenant building in a beautifully landscaped, Class A office park.

PARKING: \pm 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:

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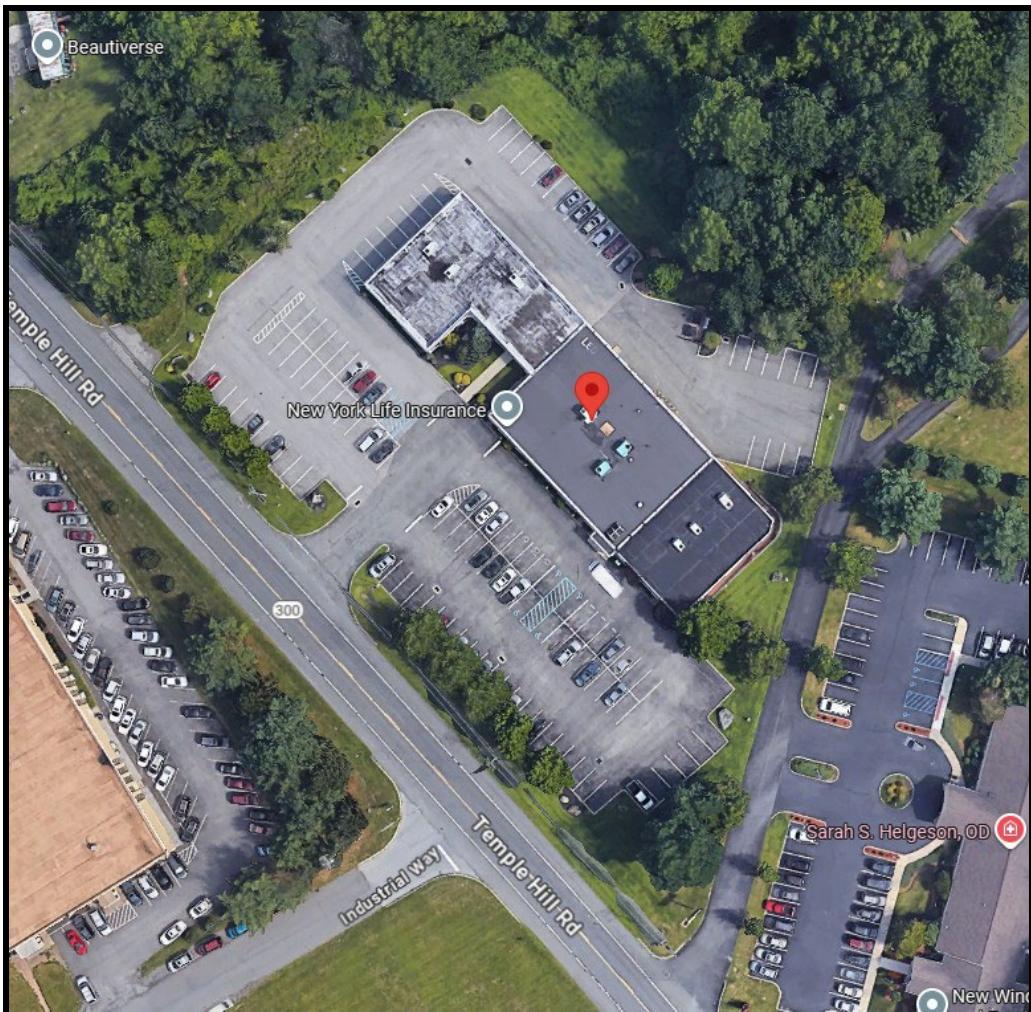
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PROPERTY FACT SHEET

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