

UP TO 60,000 SF

CLASS A INDUSTRIAL NEW CONSTRUCTION

FOR LEASE

NEWBURGH COMMERCE CENTER,
124 ROUTE 17K, NEWBURGH, NY 12550



MULTIPLE LOADING
CONFIGURATIONS



UNDER 1 MILE TO
I-84 & I-87



IMMEDIATELY
AVAILABLE



STANDBROKERAGE
COMPANY
4 Executive Park Drive
Albany, NY 12203
standardbrokerageco.com

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SCANNELL
PROPERTIES

FOR LEASE | 124 ROUTE 17K, NEWBURGH, NY 12550

PROPERTY OVERVIEW

| | |
|----------------------------|---|
| Construction | Precast |
| Roof | TPO |
| Class | A |
| Building Size | 132,000 SF |
| Available SF | 24,000-60,000 SF |
| Lot Size | 14.9 Acres |
| Asking Rent | Contact Broker |
| Parking | Auto Parking: 107 Total, 49 Available Trailer Parking: 44 Total, 6 Available |
| Loading | 9 Dock Doors and 1 Drive-In, with Room for Up to 15 Dock Doors if Knockouts Used |
| Floor Slab | 7" Reinforced |
| Ceiling | 32' BTS |
| Columns | 45'x50' Typical, 50'x60' Dock Speed Bay |
| Power | 3 Phase, 3,000 Amp |
| Lighting | BTS |
| Sprinkler | ESFR |
| HVAC | Rooftop Gas and Makeup Air Units |
| Utilities (Gas & Electric) | Central Hudson |
| Water and Sewer | Municipal |
| Zoning | IB, Town of Newburgh |
| Delivery | Immediately Available |



Rendering by Scannell that the Commerce Center is expected to resemble.



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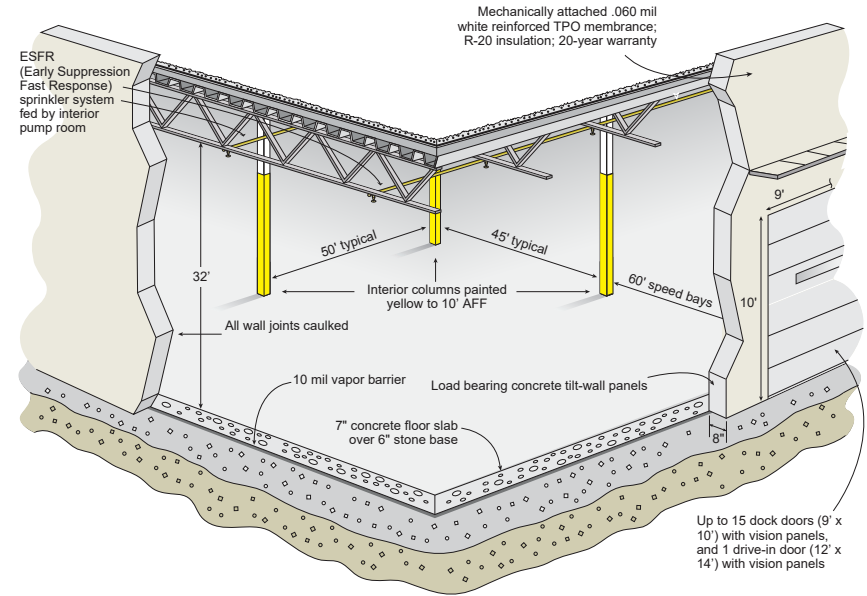
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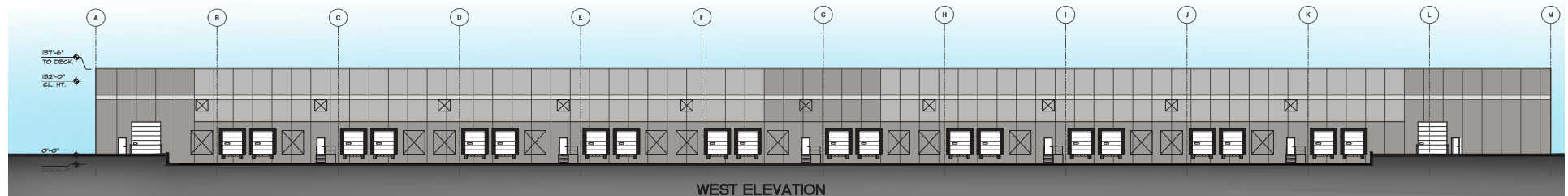
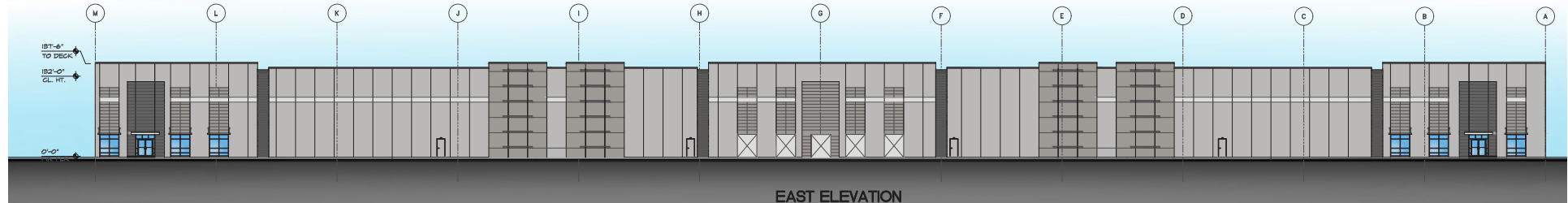
 **SCANNELL**
PROPERTIES

EXPERIENCE YOU CAN TRUST

The Newburgh Commerce Center was developed by Scannell Properties. Scannell is a privately owned, international commercial real estate development firm specializing in build-to-suit and speculative projects for the industrial, office, and multifamily markets. Since 1990, they have developed more than 150 million square feet, with an annual development volume of more than \$5 billion.



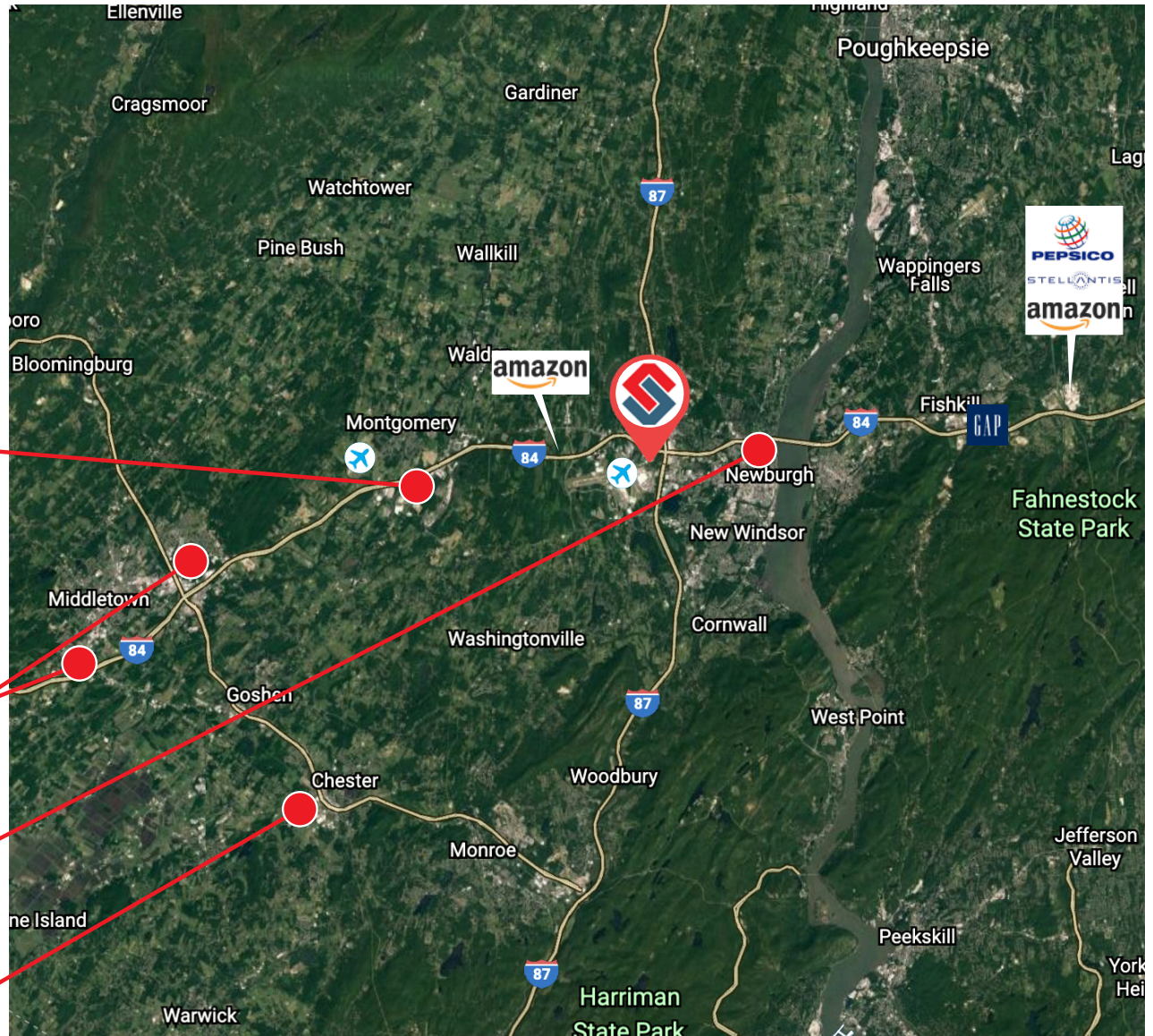
EXAMPLE ELEVATIONS



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IN GOOD COMPANY

Orange County has experienced explosive growth in regional logistics market with recent additions of Tesla and Amazon.



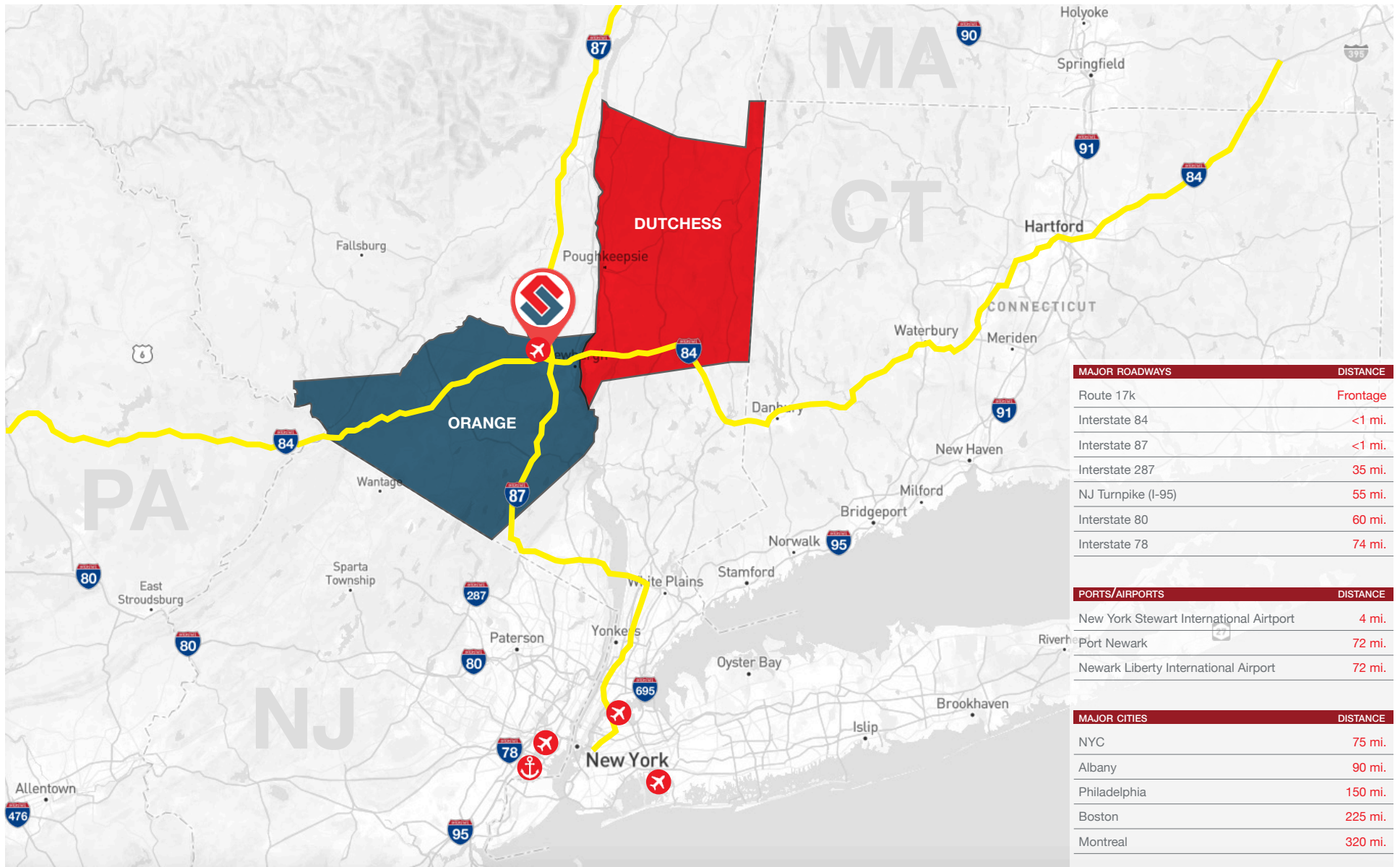
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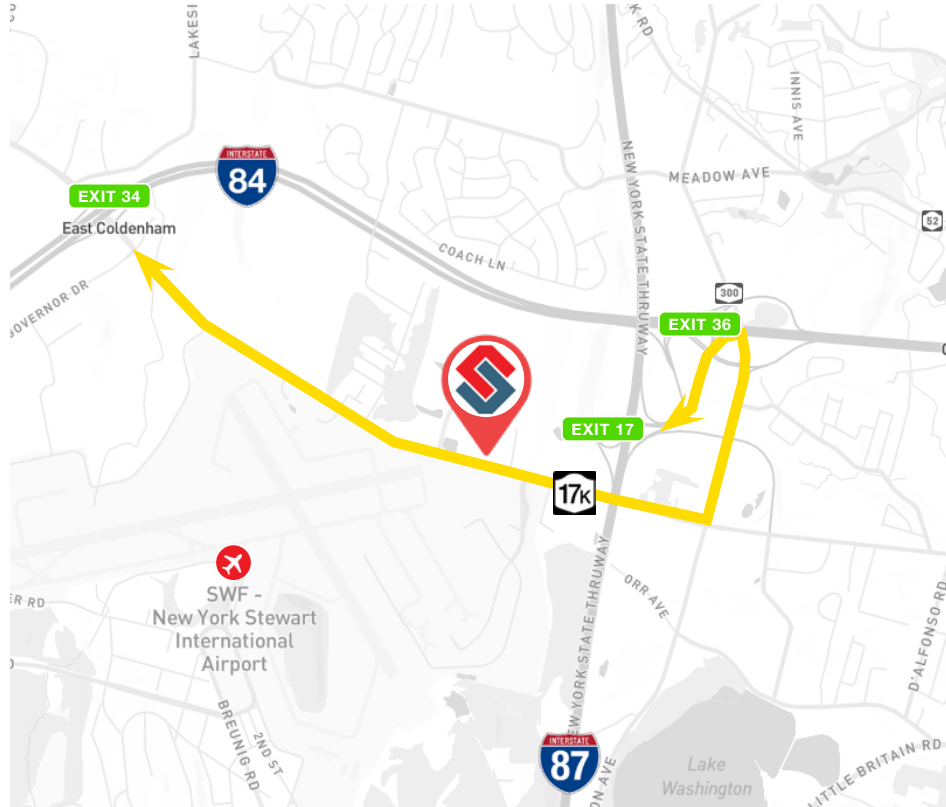
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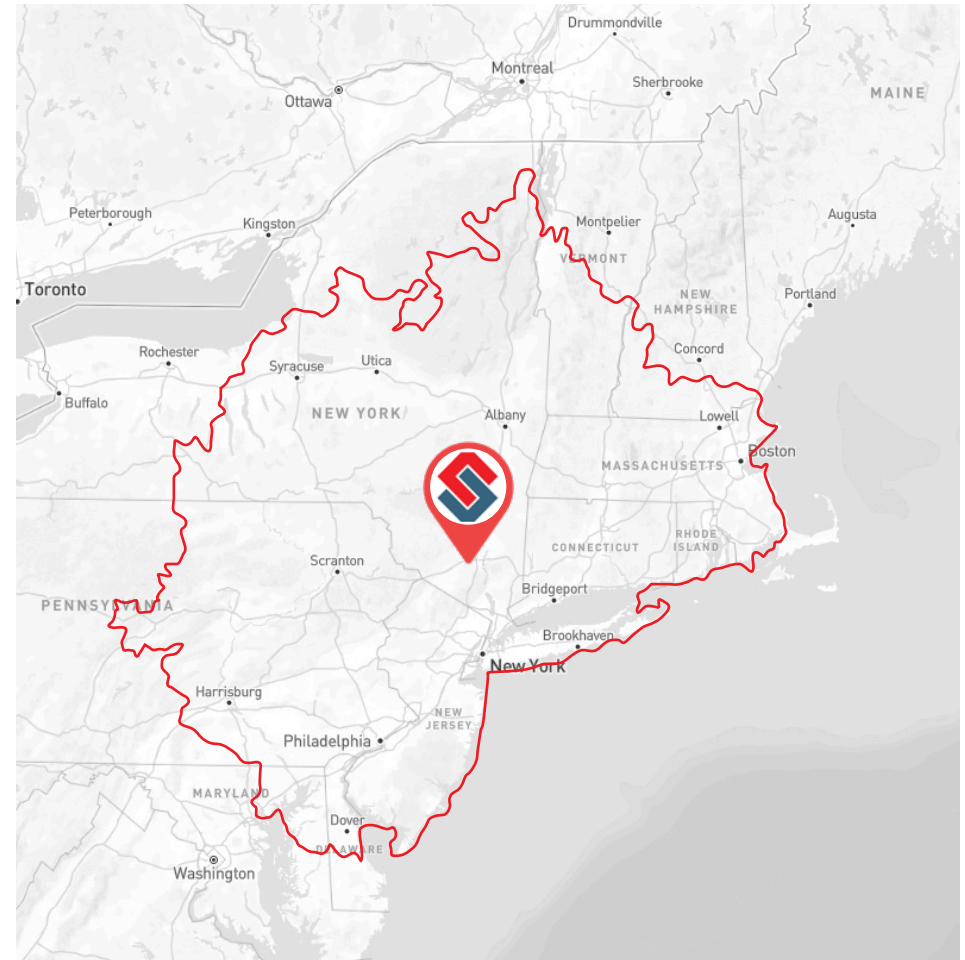


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HIGHWAY ACCESS



4 HOUR DRIVE TIME



POPULATION REACH IN 4 HOURS:

| | |
|--------------------|--------------|
| Wawayanda, NY: | 47.7 million |
| Exit 8A, NJ: | 47.6 million |
| NJ/PA Bordertowns: | 48.6 million |

The information contained herein has been given to us by the owner of the property or by other sources we deem reliable; we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.



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