



831 Little Britain Road, New Windsor, NY

FOR ADDITIONAL
INFORMATION,
CONTACT

James Martin

Executive Vice President

Exclusive Broker

MB CORPORATE
REAL ESTATE

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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.

AVAILABLE FOR LEASE

±4,414 Sq. Ft. Office Space
±3,200 Sq. Ft. Warehouse Space

PROPERTY HIGHLIGHTS

- Two-level, ±13,359 sq. ft. building on ±3.1 acres.
- +/-4,414 sq. ft. office space on upper level.
- +/-3,200 sq. ft. warehouse space on ground level.
- The building has ±720 feet road frontage with high visibility and traffic with ±26,000 vehicles passing daily.
- Zoned for retail, office, medical, hotel, vehicle sales and storage/warehouse.
- Less than 2 miles to interchange for New York State Thruway/Interstate 87 and Interstate 84.

AVAILABLE FOR LEASE

**±4,414 SQ. FT. OF OFFICE SPACE
±3,200 SQ. FT. OF WAREHOUSE SPACE
WITHIN THIS ±13,359 SQ. FT. BUILDING**



**831 LITTLE BRITAIN ROAD
NEW WINDSOR, NEW YORK**

- LOCATION:** At the intersection of Little Britain Road a.k.a. NY Route 207 and Temple Hill Road / NY Route 300, in the Town of New Windsor, Orange County, NY
- ACCESSIBILITY:**
- Less than two miles to NY State Thruway / Interstate 87, exit 17
 - Approximately two miles to Interstate 84, exits 36A & 36B
 - Approximately two miles to Stewart International Airport
- EXPOSURE:** The building has ±720 feet road frontage with high visibility and traffic with ±26,000 vehicles passing daily.
- DESCRIPTION:** This two-level, ±13,359 sq. ft. building situated on ±3.1 acres. Both levels have on-grade access.
- UTILITIES:**
- | | |
|-----------|--|
| Water: | Municipal, Town of New Windsor |
| Sewer: | Municipal, Town of New Windsor |
| Electric: | Provided by Central Hudson |
| HVAC: | Natural gas-fired, forced warm air heat.
Central air conditioning on upper level; no a/c on ground level. |
- OFFICE SPACE:** Approximately 4,414 sq. ft. on the upper level. The space is divided into two areas, separated by a glass block radius wall. Furniture systems to be included. The space is surrounded by windows on three sides, providing lots of natural light. Presently, the layout includes four private offices, a corner conference room, a break/lunchroom, and the balance of the space is open landscaping with custom fit cubicles (see attached floor plan).
- WAREHOUSE SPACE:** ±3,200 sq. ft. warehouse space is available on the ground level.
- PARKING:** Approximately 25 parking spaces for available space.
- ZONING:** HC – Highway Commercial (see attached zoning information)
- LOADING:** One (1) shared loading dock; one (1) drive-in.

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CEILING HEIGHTS: Ground level: Approximately 8' - 9'

LEASE TERM: Five (5) years.

AVAILABILITY: July 1, 2025

RENTAL RATE: Office space - \$18.00 psf, NNN
Warehouse space - \$10.00 psf, NNN

CAM & TAXES: \$5.38 psf

For further information or to arrange a tour, please contact the licensed real estate broker:

James Martin, Executive Vice President

EXCLUSIVE BROKER

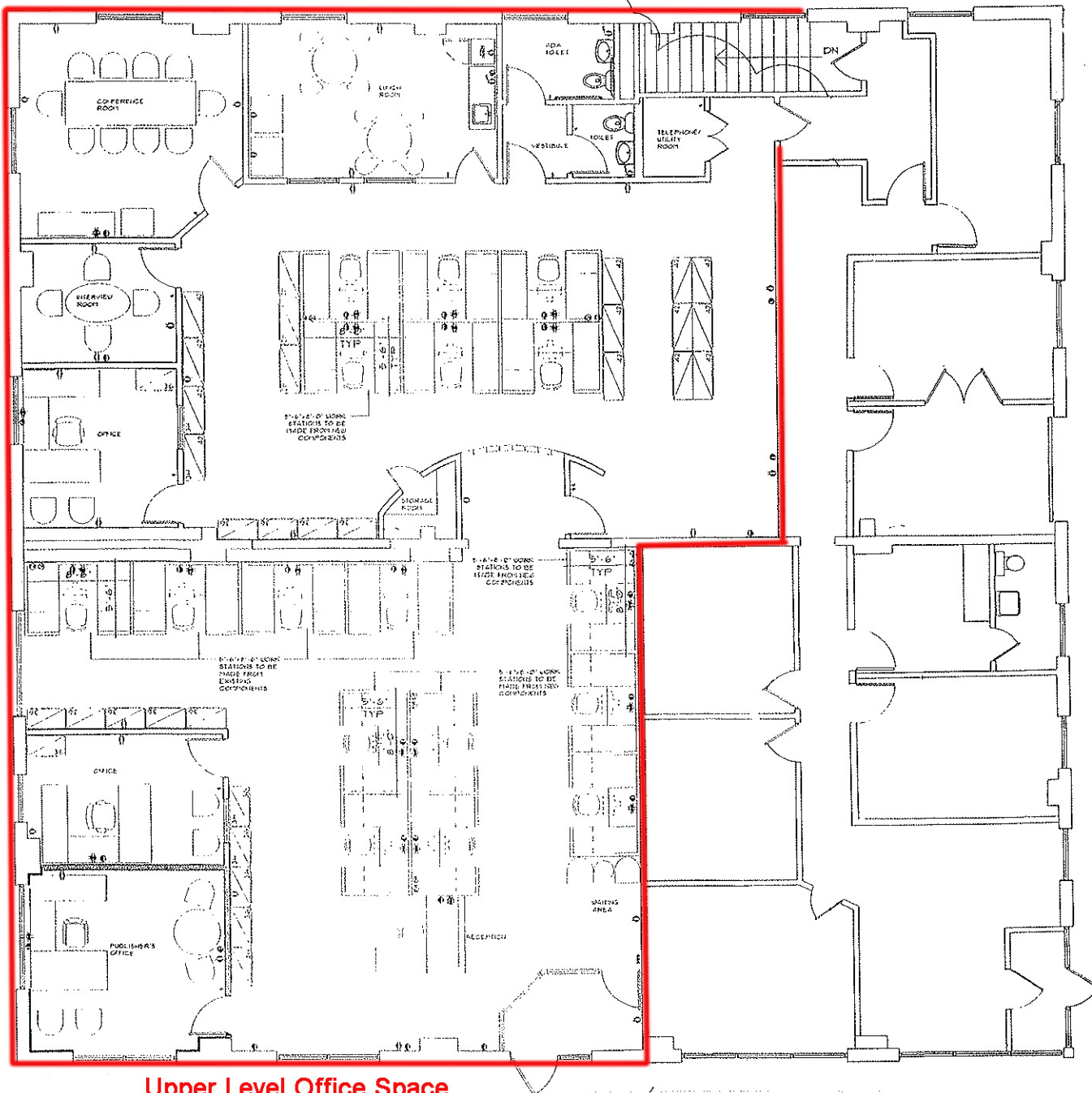
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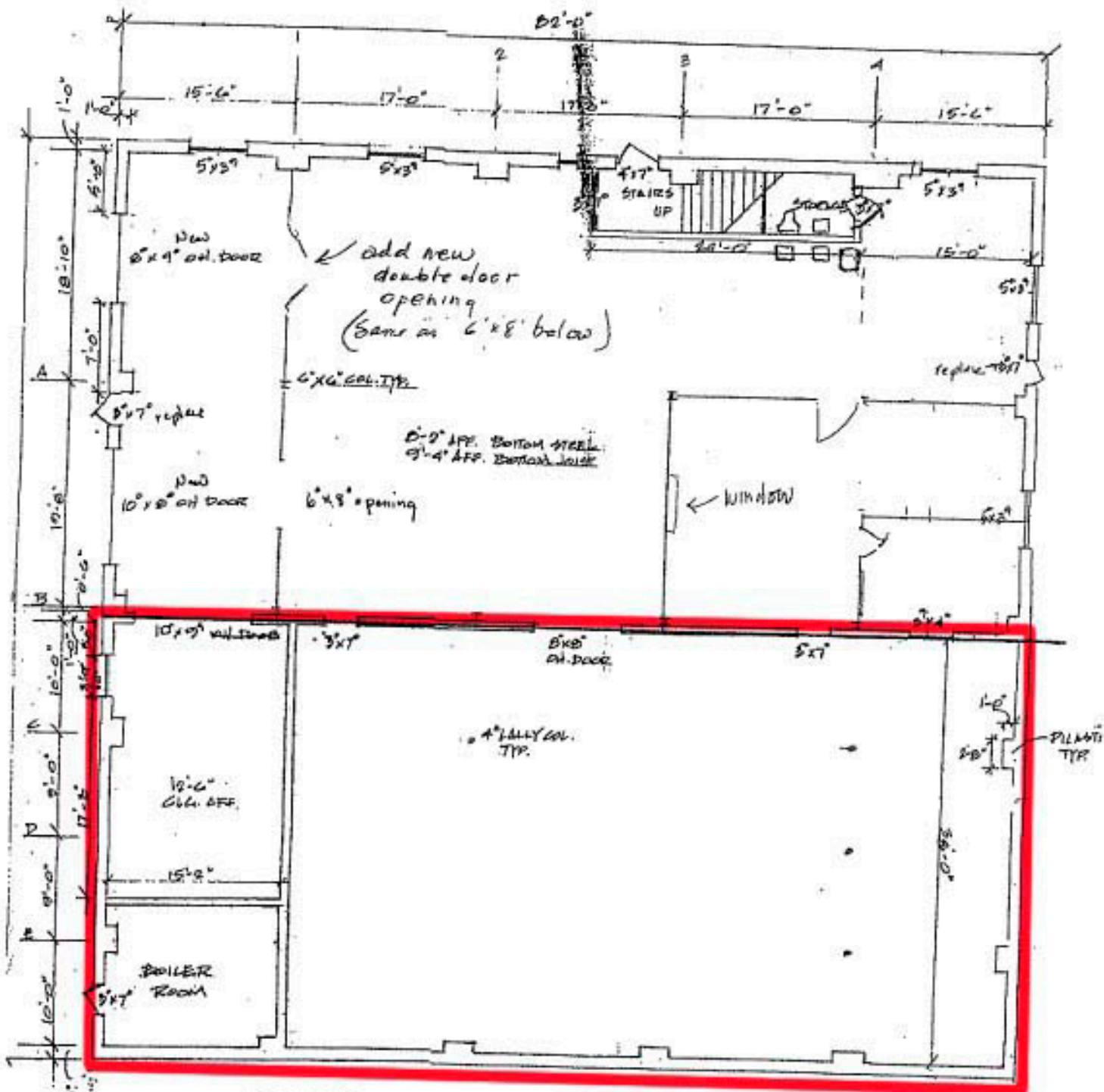
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Shared/Public Drive/FACT SHEETS/ORANGE/831 Little Britain Road New Windsor/Old Fact Sheet/Fact Sheet_831 Little Britain Road New Windsor_4,414 and 3,200 SF_5-1-25.doc JM/DL 5/1/2025

TH Z DEVELOPMENT
831 LITTLE BRITAIN RD
ALTERATION



**Upper Level Office Space
+/-4,414 sq. ft. available**



3,200 SF Ground Floor, Front
 831 Little Britain Road, New Windsor, NY

SCALE 1/8" = 1'-0"

831 Little Britain Rd, New Windsor, NY 12553, USA

Little Britain Rd

Temple Hill Rd

207

300

ZONING

300 Attachment 2

Town of New Windsor

Highway Commercial (HC)

Table of Use/Bulk Regulations

[Amended 9-7-2016 by L.L. No. 2-2016; 9-1-2021 by L.L. No. 5-2021]

	A	B	C	D	E	F	G	H	I	J	K	L
	Use Permitted by Right (all uses require Planning Board site plan approval unless otherwise indicated)	Uses Requiring a Special Use Permit (issued by the Planning Board unless otherwise indicated)	Minimum Gross Lot Area (and Net, if provided) (square feet unless otherwise designated)	Minimum Lot Width (feet)	Required Front Yard Depth (feet)	Required Side Yard/ Total Both Yards (feet)	Required Rear Yard Depth (feet)	Required Street Frontage (feet)	Maximum Building Height (feet)	Floor Area Ratio	Minimum Livable Floor Area (square feet)	Developmental Coverage (percentage)
1	Retail stores and banks	Living quarters for not more than 1 family located within each permitted commercial building on each lot for the use of the owner or caretaker of the permitted use or uses housed in such buildings										
2	Service establishments furnishing consumer services but excluding gasoline stations and new or used motor vehicle sales, storage repair or services	Gasoline stations, convenience stores, car washes and car rental facilities, or a combination thereof. Repair garages, including used car sales ancillary to the repair garage not to exceed 10 cars at any given time.	40,000	200	60	30/70	30	N/A	12 inches per foot of distance to the nearest lot line	0.5	N/A	85%
3		Dry-cleaning establishments										
4		Personal service establishments										

NEW WINDSOR CODE

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5	Clubs, such as fraternal, social, political, etc.	Trailers for business, office and commercial purposes not exceeding 6 months' duration Commercial production studios										
6	Professional, business, executive, administrative, medical and veterinarian offices and buildings											
7	Mini warehouses											
8	Newspaper and job printing	Used car sales	80,000	200	60	30/70	30	50	12 inches per foot of distance to the nearest lot line	0.7	N/A	85%
9	Places of public assembly											
10	Any process of manufacturing, assembly or treatment which is clearly incidental to a retail business or service conducted on the premises											
11	Wholesale sales and incidental storage, provided that all goods shall be stored in fully enclosed structures in conformance with the bulk regulations for buildings											
12	Motor vehicle sales establishment for new motor vehicles. Used motor vehicles sales and repair and service garages shall be permitted only as accessory uses to new motor vehicle sales establishments located on the same site. In no case shall used car sales exceed 1/3 of the sales/display area		80,000	200	60	30/70	30	50	12 inches per foot of distance to the nearest lot line	0.7	N/A	85%

ZONING

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13	Eating and drinking places, including catering establishments		40,000	200	60	30/70	30	N/A	12 inches per foot of distance to the nearest lot line	0.5	N/A	85%
14	Indoor and outdoor recreational facilities and structures; see § 300-19 for additional requirements		5 acres	200	100	50/100	50	50	18	N/A	N/A	20% (if indoor) and 60% (if outdoor)
15	Places of worship, including parish houses		3 acres	125	45	20/40	50	70	35	N/A	N/A	85%
16		Commercial dog or veterinary kennels; see § 300-23	10 acres	300	100	100/200	75	50	18	N/A	N/A	20%
17		Private schools and colleges and other education institutions, other than trade and technical schools	20 acres	300	100	100/200	100	100	50	N/A	N/A	20%

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18		Building and construction material sales and storage with associated equipment storage and incidental servicing of equipment owned by the approved primary user. The Planning Board may require that any outside storage of materials or equipment must be surrounded by a fence or wall of an appropriate height and materials, with height not less than six feet nor more than 10 feet.	80,000	200	60	30/70	30	100	12 inches per foot of distance to the nearest lot line	0.25	N/A	N/A
19	Hotels and motels								12 inches per foot of distance to the nearest lot line			
20	Recreational motor vehicle and mobile home sales and accessory uses subject to the regulations of Chapter 193, Mobile Homes		100,000	200	60	30/70	30	N/A	12 inches per foot of distance to the nearest lot line	0.7	N/A	85%

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21	Buildings, structures and uses owned and operated by the Town of New Windsor and other essential services		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
22		Railroad, public utility, radio and television transmission antennas and rights-of-way	(Bulk requirements established by the Planning Board)									