

±1,652 SQ. FT. SUITE AVAILABLE FOR LEASE



**100 COMMERCE DRIVE,
NEW WINDSOR BUSINESS PARK,
NEW WINDSOR, NEW YORK**

FOR ADDITIONAL
INFORMATION,
CONTACT

James Martin

Executive Vice President

Exclusive Broker

MB CORPORATE
REAL ESTATE

110 Crystal Run Road, Suite 106
Middletown, NY 10941

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martinj@mbcorpre.com

On the Web:
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PROPERTY HIGHLIGHTS

- ±1,652 sq. ft. suite available immediately.
- ±18,285 sq. ft., single-story masonry and glass, multi-tenanted building in a beautifully landscaped, Class A office park.
- ±5.0 spaces per 1,000 sq. ft.

ACCESSIBILITY

- Approximately three miles to New York State Thruway/I-87, exit 17
- Approximately three miles to I-84, exit 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.

FOR LEASE

±1,652 SQ. FT. SUITE AVIALABLE



**NEW WINDSOR BUSINESS PARK
100 COMMERCE DRIVE / ROUTE 300, TOWN OF NEW WINDSOR, NY**

- LOCATION:** 100 Commerce Drive/ NY Route 300 in the Town of New Windsor, Orange County, New York.
- DRIVING TIMES:**
- Approximately three miles to NY State Thruway / Interstate 87, exit 17
 - Approximately three miles to Interstate 84, exits 36A & 36B
 - Approximately three miles to Stewart International Airport
- BUILDING:** ±18,285 sq. ft. single-story masonry and glass multi-tenanted building in a beautifully landscaped, Class A office park.
- AVAILABLE SPACE:** Suite 107: ±1,652 sq. ft. office
- PARKING:** ±5.0 space per 1,000 sq. ft.
- HVAC:** Individual air-conditioning and heating unit (gas-fired forced warm air heating).
- INTERNET:** Spectrum, Verizon FIOS, and Lighttower Fiber Network.
- LEASE TERM:** Minimum five years preferred.
- AVAILABLE:** Immediately.

**100 Commerce Drive
New Windsor, NY
Page 2 of 2**



RENTAL: \$21.00 per sq. ft., modified gross, plus utilities. The rental rate includes operating expenses (except interior cleaning) and real estate taxes at their base year levels.

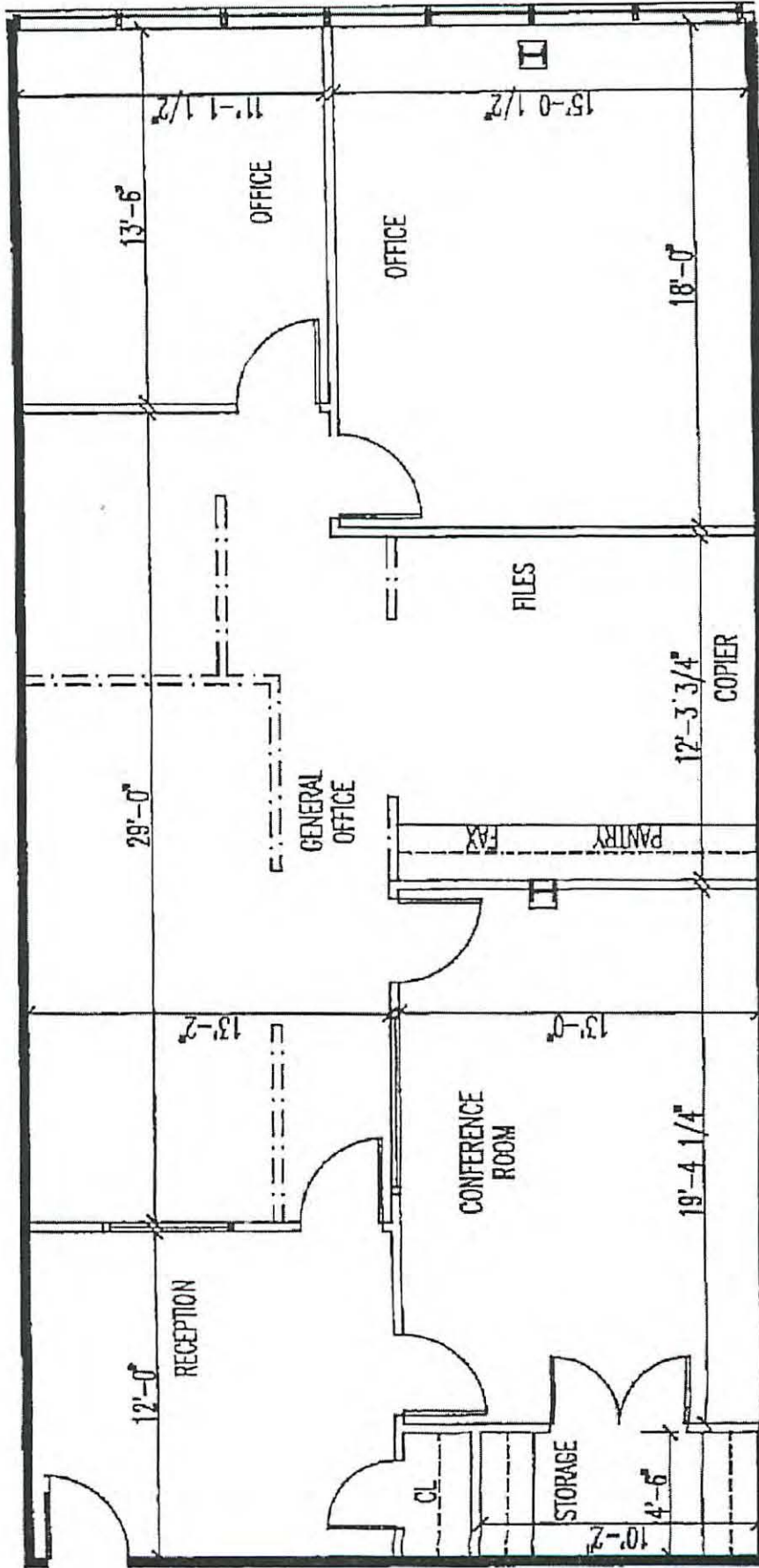
**LANDLORD'S
WORK:** Negotiable.

For further information or to arrange a tour, please contact:

James Martin, Executive Vice President
martinj@mbcorpre.com

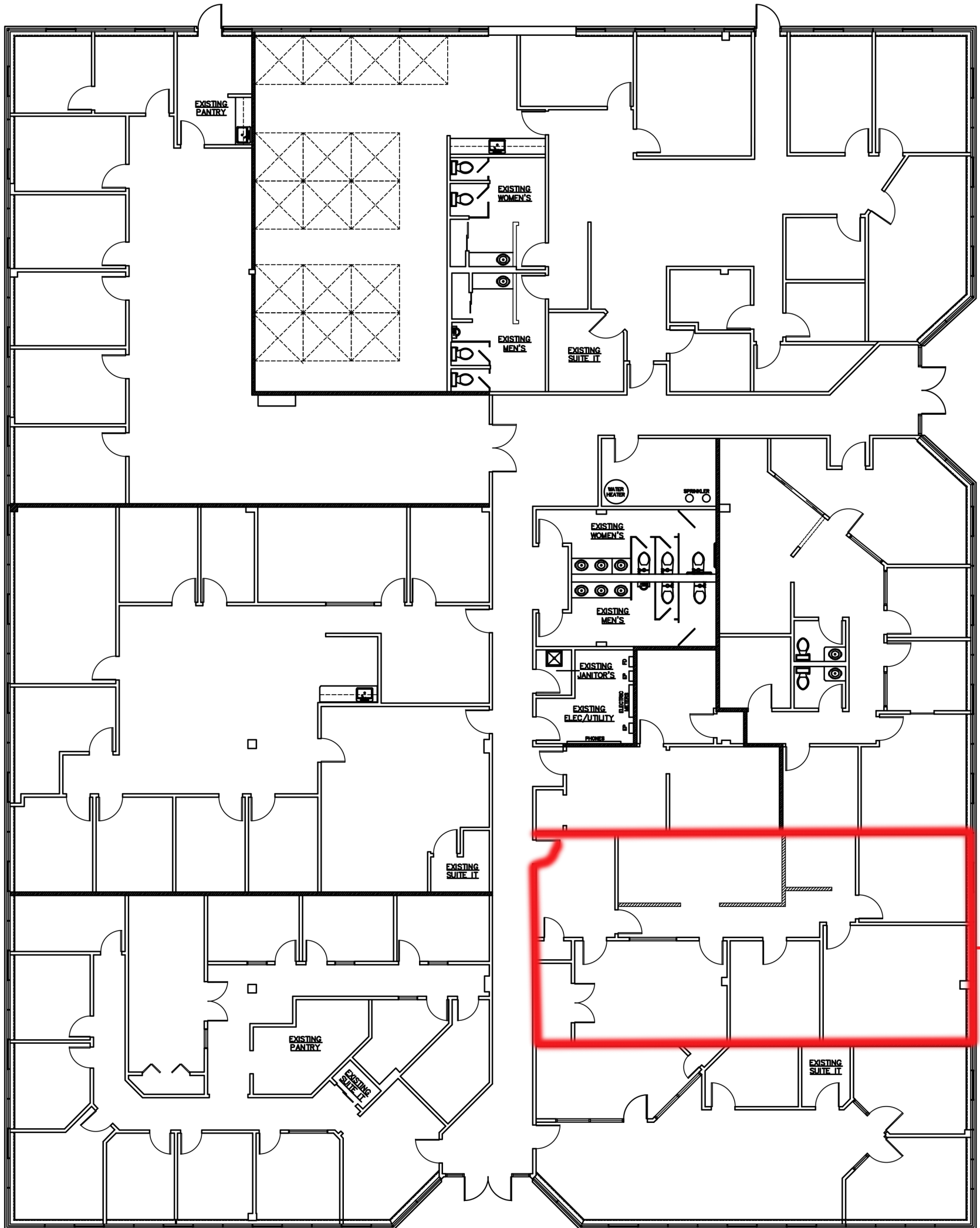
EXCLUSIVE BROKER
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100 Commerce Drive
Suite 107

±1,652 sq. ft.



**Suite 107
+/-1,652 SF**

EXISTING FLOOR PLAN
100 COMMERCE DRIVE, NEW WINDSOR, NY
 PROJECT NO: 19026
 DATE: 07-02-19

SCALE: NOT TO SCALE