

121 Executive Drive

Class A Professional Office Building | For Sale
121 Executive Drive, New Windsor, NY 12553



River Realty Services

Property Brochure
COMMERCIAL
DIVISION

CELEBRATING
35
YEARS

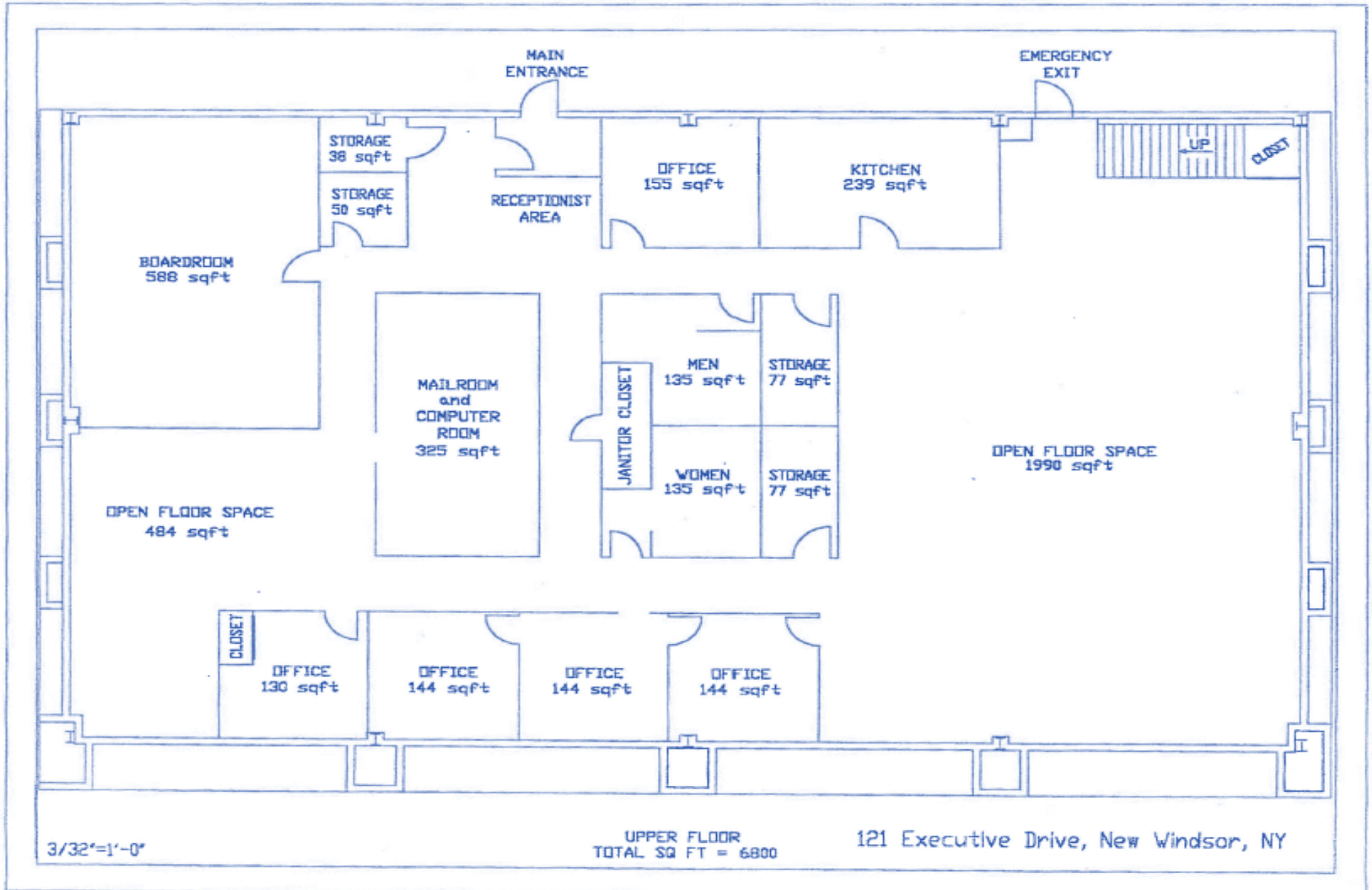
Property Highlights

- ⇒ 80 on-site parking spaces
- ⇒ Excellent access
- ⇒ Minutes to Stewart International Airport, NYS Thruway & Interstate 84
- ⇒ 60 miles to New York City
- ⇒ Park-like setting in executive business center
- ⇒ Masonry and steel construction with stucco exterior; first floor has large picture windows throughout
- ⇒ Fiber optic VOIP lines installed in building

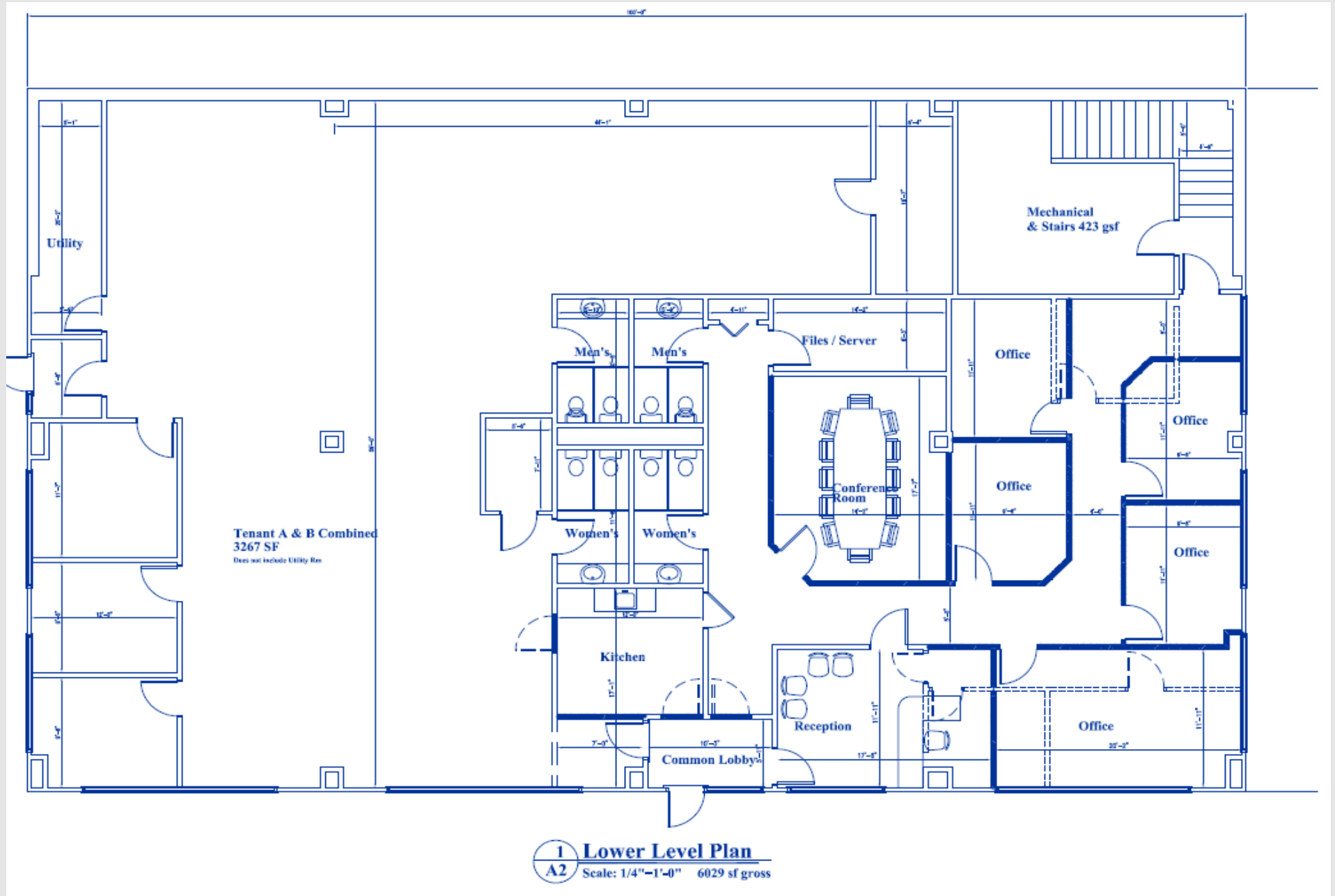
Fact Sheet

Property Type:	Class "A" Office
Construction:	Masonry/steel frame with stucco exterior
Heating/Cooling:	Gas fired HVAC / Separate units for each floor
Building Size:	12,825 sq. ft.
Parking:	80 car parking around building
Property Comments:	Well maintained office building. Close to all major amenities and commuting thoroughfares including I-84, NYS Thruway and Stewart International Airport. Located on a private, landscaped site with ample parking for employees, clients and vendors.
Asking Price:	\$1,500,000

Upper Floor Plan



Lower Floor Plan



INTERNATIONAL BUILDING CODE (OF NEW YORK STATE) 2015 NOTES:

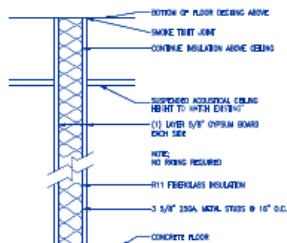
1. THE EXISTING AND PROPOSED USE OF THE SPACE IS AS NOTED.
2. CHAPTER 10: THE CONSTRUCTION TYPE OF THE BUILDING IS III.
3. TABLE 1003.2.2.2 - Minimum 100 sqm sq ft per occupant.
4. SECTION 1005 - OCCUPANCY GROUP IS BUSINESS FOR THE LOWER FLOOR. NO FIRE SEPARATION IS REQUIRED BETWEEN OCCUPANCIES.
5. THERE IS NO SECTION 1005 - TYPE III CONSTRUCTION. NO FIRE RATINGS REQUIRED BY THIS SECTION.
6. CHAPTER 10: ALL NEW FINISHES SHALL BE CLASS A.
7. CHAPTER 10: THE BUILDING IS NOT FIRE RETARDANT.
8. SECTION 1005 - (1) MEANS OF EGRESS REQUIRED.
9. CHAPTER 10: THE BUILDING EXITS FROM:
 - a.1. MINIMUM TRAVEL DISTANCE TO EXITS IS LESS THAN 100'
 - a.2. CHAPTER 10: MEANS OF ACCESSIBILITY TO FINISH UPGRADES.
10. HVAC AND LIGHTING WILL BE RELOCATED BY EXISTING SUSPENDED CEILING AS NECESSARY.

GENERAL CONDITIONS

1. THE CONTRACTOR IS REQUIRED TO FAMILIARIZE HIMSELF WITH THE EXISTING SITE BEFORE STARTING WORK. ALL DIMENSIONS SHALL BE VERIFIED IN THE FIELD BEFORE STARTING WORK. NO DIMENSIONS ARE TO BE SCALED. USE ONLY DIMENSIONS GIVEN. ANY OTHER DIMENSIONS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT. ANY EXISTING STRUCTURAL DEFICIENCIES DURING THE COURSE OF CONSTRUCTION SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT.
2. ALL WORK SHALL BE DONE BY PEOPLE SKILLED IN THEIR TRADES AND SHALL CONFORM TO THE BUILDING CODE OF NY, AND ANY OTHER APPLICABLE STATE AND LOCAL CODES. ALL ITEMS SHALL BE INSTALLED IN STRICT CONFORMANCE WITH THE MANUFACTURER'S REQUIREMENTS UNLESS OTHERWISE UNAUTHORIZED ALTERATION OF ANY DRAWINGS BEING A REGISTERED ARCHITECT'S SEAL IS A VIOLATION OF THE NY'S EDUCATION LAW. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN ANY REQUIRED CONSTRUCTION PERMITS BEFORE STARTING WORK, AND TO SCHEDULE ANY REQUIRED INSPECTIONS WITH THE BUILDING DEPARTMENT.
3. THE CONTRACTOR SHALL WARRANT ANY WORK FOR A MINIMUM PERIOD OF ONE YEAR (UPON COMPLETION) UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL PROVIDE FOR ALL LABOR, MATERIALS, EQUIPMENT, PROTECTION, AND OTHER ITEMS NECESSARY TO COMPLETE THE SCOPE OF WORK AS SHOWN ON THESE DRAWINGS. THE CONTRACTOR SHALL REMOVE ALL DEBRIS CREATED BY HIS SCOPE OF WORK AND SHALL LEAVE THE SITE BROOM CLEAN UPON COMPLETION.
4. ALL ITEMS NOT SPECIFICALLY NOTED IN THESE PLANS INCLUDING: CHANGES, FLOOR FINISHES, PAINT, FINISH CARPENTRY, ELECTRICAL LIGHT FIXTURES, ETC., SHALL BE DISCUSSED AND NOTED WITH THE OWNERS BEFORE BEGINNING WORK.
5. ALL CONDITIONS IN WALLS, FLOORS, ROOF, ETC. SHALL BE EXPOSED AND TESTED AS FOR THE MECHANICAL REQUIREMENTS INDICATED HEREIN AND AS SHOWN ON THE DRAWINGS OR NOT.
6. COORDINATION: COORDINATE SCHEDULING, SUBMITTALS, AND WORK OF THE VARIOUS DIVISIONS OF SPECIALTIES TO ASSURE EFFICIENT AND ORDERLY SEQUENCE OF INSTALLATION OF INDIVIDUALLY CONTRACTED DIVISIONS. COORDINATE SPACE REQUIREMENTS AND INSTALLATION OF MECHANICAL AND ELECTRICAL WORK WITH AREAS RELATED IMPROVEMENTS OR CHANGES. IN FINISHED AREAS, CORRELATE FLOOR, CEILING, AND WALLS WITH THE CONSTRUCTION.
7. ALL INTERIOR FINISHES MUST BE CLASS "M" OR "V" WITH A MINIMUM SURFACE FLAME SPREAD RATING OF 75 OR LESS.

Mechanical :

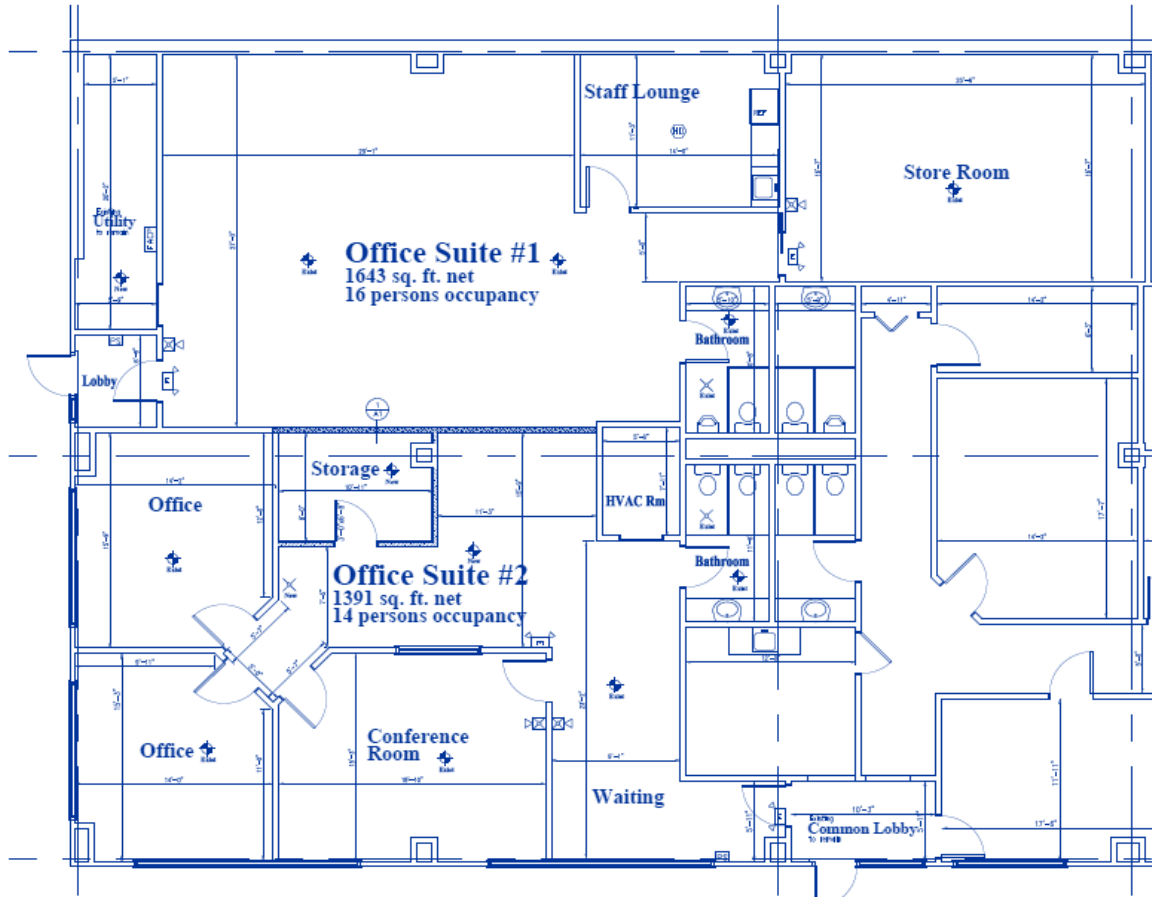
- Heating and Cooling:
- Provide a forced air system to cool and ventilate using a separate exterior air control conditioning unit.
 - Confine net output of unit to capable to heat all areas where indicated in building to 65 Degrees F. inside at an exterior temperature of 8 degrees F.
 - Confine net output of unit to capable to cool all areas where indicated in building to 75 degrees F. inside at an exterior temperature of 70 degrees F.
 - Provide and install all equipment, ductwork, diffusers, returns, etc., to furnish a complete working system. Provide dampers throughout all fire walls. All returns are shall be ducted. System must be balanced upon completion.
 - All unoccupied and habitable spaces must be provided with mechanical ventilation rates to conform with ASHRAE-62.
 - Electrical panel shall be sized to accommodate all required equipment loads.



2 Typical Interior Wall Detail
Scale: 1 1/2"=1'-0"

ELECTRICAL LEGEND

- EXISTING OR FUTURE LIGHTING
- EXISTING HAND WIRED SMOKE DETECTOR
- NEW HAND WIRED SMOKE DETECTOR
- EXISTING FIRE ALARM
- EXISTING SMOKE
- NEW FIRE ALARM
- EXISTING PULL STATION
- EXISTING FIRE ALARM CONTROL PANEL
- EXISTING ALARM / STATION



1 Partial 1st Floor Proposed Plan
Scale: 1/4"=1'-0"



Design, Architecture & Planning
6 Old North Plank Road
Suite 101
Newburgh, NY 12550
TEL: 845-561-2859
FAX: 845-561-2851
ajcoppola@coppola-associates.com

ajc

LICENSE NUMBER: 018849

Alterations at the Lower Level at 121 Executive Drive

Town of New Windsor, NY

REVISIONS	DATE
	3/26/2018
	PROJECT NUMBER
	11-34C
	SHEET NUMBER

A1
1 of 1

Contact Information | Leasing Brokerage

Mark L. Raphael, GRI, PCAM® | Senior Associate Broker | Commercial Division

River Realty Services, Inc.
117 Executive Drive, Suite 100
New Windsor, NY 12553

Direct 845.656.2226
Office 845.564.2800 x114
Fax 845.546.0700

E-mail: mraphael@riverrealty.com
Web: www.riverrealty.com

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