

# ±2,970 SQ. FT. and ±2,700 SQ. FT. SUITES FOR LEASE



**UNDER NEW OWNERSHIP  
AND MANAGEMENT!**



FOR ADDITIONAL  
INFORMATION,  
CONTACT

**James Martin**

Executive Vice President

EXCLUSIVE BROKER

**MB CORPORATE**  
REAL ESTATE

110 Crystal Run Road, Suite 106  
Middletown, NY 10941

Phone: (845) 928-6500 Ext. 1  
Cell: (845) 781-6302

Email:  
[martinj@mbcorp.com](mailto:martinj@mbcorp.com)

On the Web:  
[www.mbcorp.com](http://www.mbcorp.com)

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



## 1279 Route 300, Newburgh, New York

- Impressive 5-story, ±52,000 sq. ft. office building **UNDER NEW OWNERSHIP & MANAGEMENT!**
- ±2,970 sq. ft. suite on first floor. **Dramatic 3-story, interior ceiling height.**
- ±2,700 sq. ft. suite on first floor with ±9' 6" ceiling height
- Reflective glass and exterior metal panel construction.
- ±215 parking spaces in lot behind building.
- One (1) minute to Exit 17, NYS Thruway & I-84
- Five (5) minutes to the main entrance of Stewart International Airport.

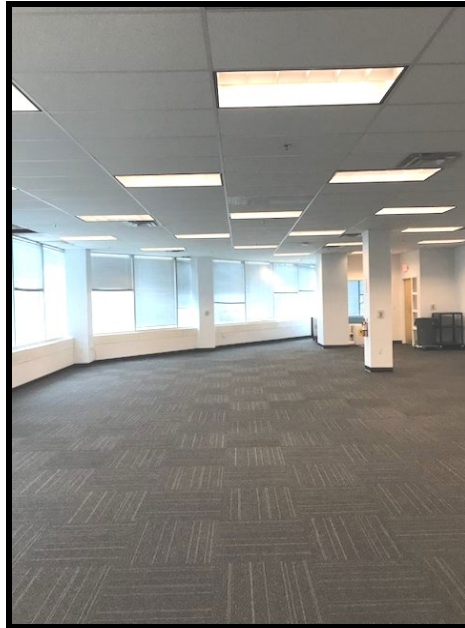
**UNDER NEW OWNERSHIP & MANAGEMENT**

**OFFICE SPACE FOR LEASE**

**±2,970 and ±2,700 SQ. FT. SUITES AVAILABLE**



**±2,970 sq. ft. space – 1<sup>st</sup> floor**



**±2,700 sq. ft. office space – 1<sup>st</sup> floor**

**1279 ROUTE 300 (a/k/a UNION AVENUE), TOWN OF NEWBURGH, NEW YORK**

- LOCATION:** 1279 NY Route 300 (a/k/a Union Avenue) at intersection with N.Y. Route 17K, Town of Newburgh, Orange County, New York.
- ACCESSIBILITY:**
- Five (5) minutes to main entrance of Stewart International Airport
  - One minute to Exit 17, New York State Thruway and I-84
- BUILDING:** An impressive 5-story, ±52,000 sq. ft. building with steel frame, reflective glass and exterior metal panel construction.
- FLOOR/AREA:** First floor (see attached floor plans):
- ±2,970 rentable sq. ft. – ***Dramatic 3-story, interior ceiling height.***
  - ±2,700 rentable sq. ft. – ±9' 6" ceiling height.
- FEATURES:**
- Triple A location at the interchange of I-87 and I-84
  - Very bright space
  - Spectrum fiber available
- ROSTER:** Finkelstein & Partners, Tectonic and KS Engineers.
- PARKING:** ±215 parking spaces in lot behind building.

**110 Crystal Run Road, Suite 106, Middletown, NY 10941 • (845) 928-6500**

New Jersey Office: 201 West Passaic St., Suite 302, Rochelle Park, NJ 07662 • (201) 848-4000 • Fax (201) 891-3565  
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1279 Route 300  
Town of Newburgh, NY  
Page 2 of 3



**HVAC:** Roof-mounted, natural gas-fired forced air heating, air-conditioning systems, with several zones, and pneumatic controls on each floor.

**RENTAL:** ±2,970 sq. ft. on 1<sup>st</sup> floor: \$24.00 per sq. ft. full gross to start  
±2,700 sq. ft. on 1<sup>st</sup> floor: \$24.00 per sq. ft. full gross to start  
Rent includes utilities and other operating expenses (except interior cleaning), and real estate taxes at their base year levels.

**OCCUPANCY:** Available immediately

**LANDLORD'S  
WORK:** Negotiable

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

**James Martin, Executive Vice President**

**EXCLUSIVE BROKER**

**MB CORPORATE REAL ESTATE, INC.**  
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**Cell: 845-781-6302 Office: 845-928-6500 ext. 1**  
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Shared/Public Drive/FACT SHEETS/ORANGE/0-ALL OC EXCL/1279 Rte 300 Newburgh/Fact Sh\_1279 Rte 300\_\_2,700 - 2,970 SF-3,100 SF/Fact Sheet\_1279 RT 300 Newburgh\_2700 and 2970 SF.doc JM 5/13/2026

1279 Route 300  
Town of Newburgh, NY  
Page 3 of 3

**±2,970 Sq. Ft. Office Space – 1<sup>st</sup> floor**



**±2,700 Sq. Ft. Office Space – 1<sup>st</sup> floor**

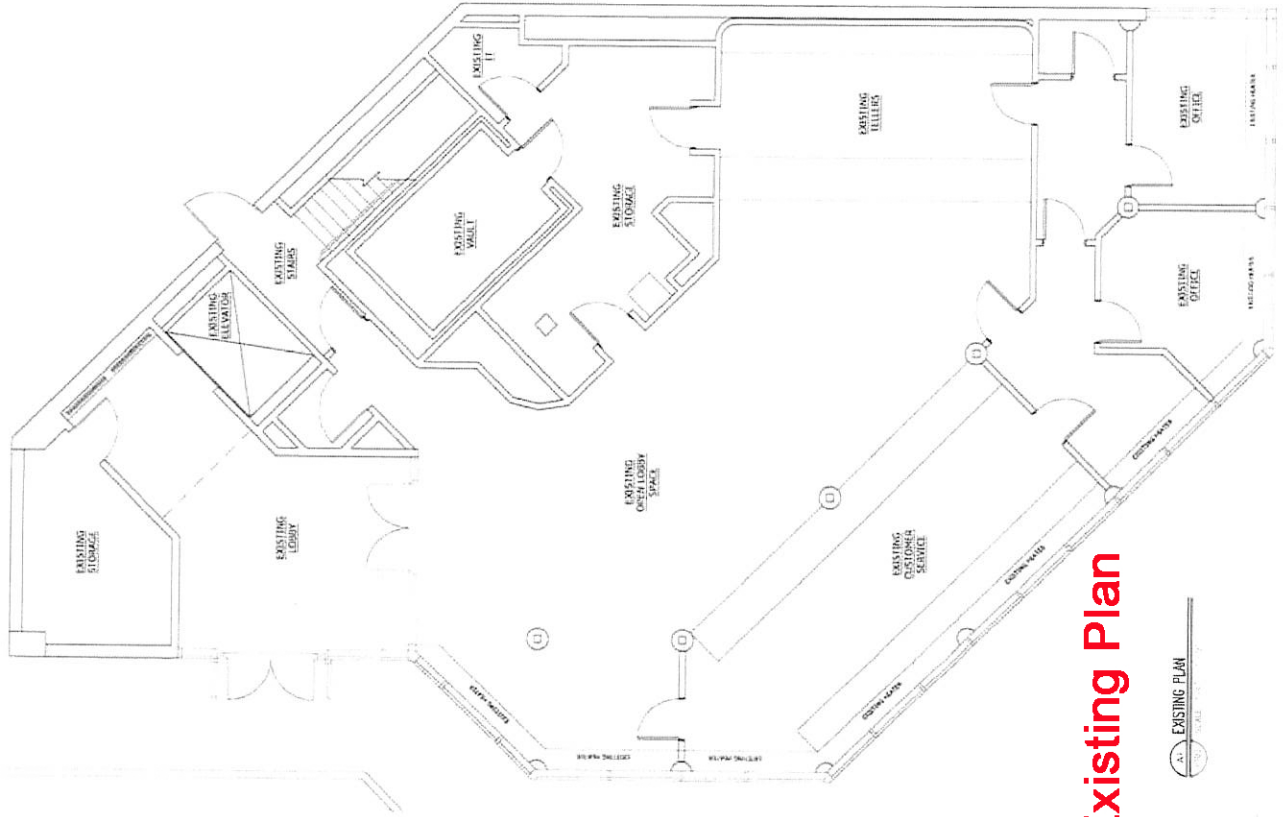


Shared/Public Drive/FACT SHEETS/ORANGE/0-ALL OC EXCL/1279 Rte 300 Newburgh/Fact Sh\_1279 Rte 300\_\_2,700 - 2,970 SF-3,100 SF/Fact Sheet\_1279 RT 300 Newburgh\_2700 and 2970 SF.doc JM 5/13/2026

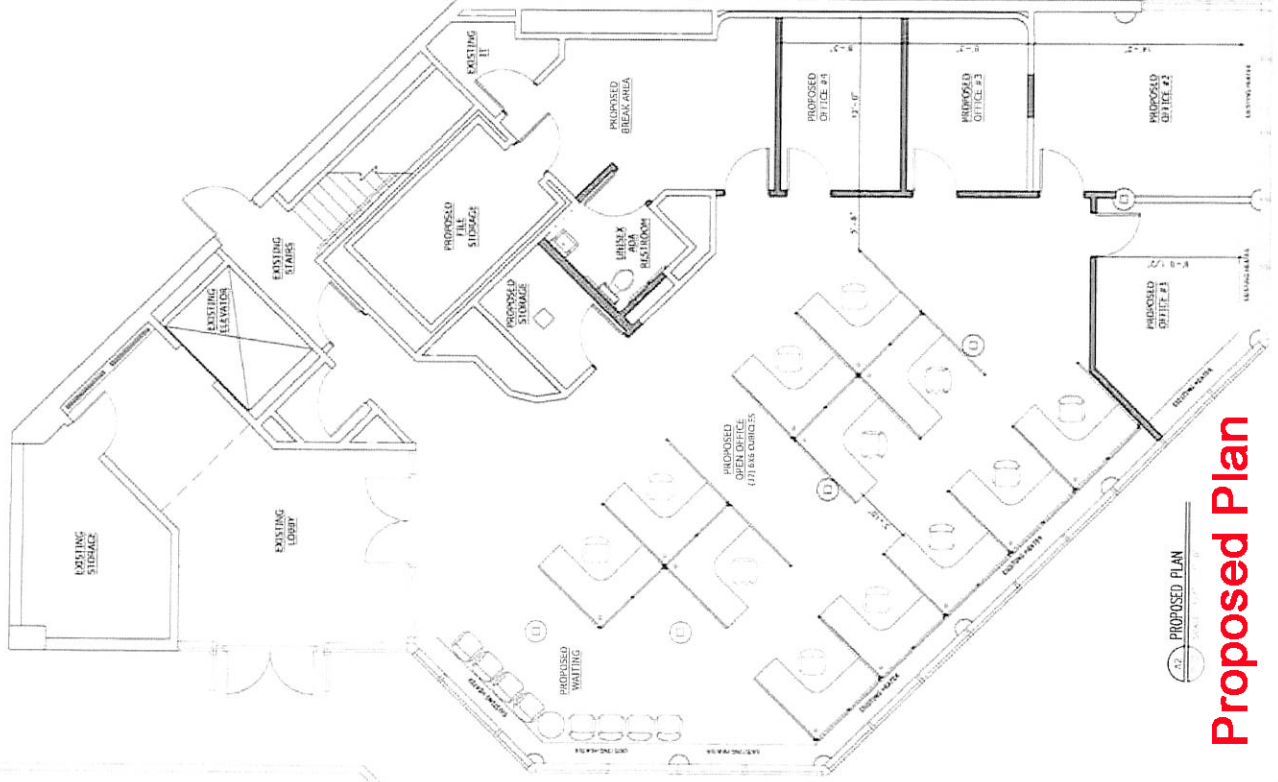
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[www.mbcorp.com](http://www.mbcorp.com)

# +/-2,970 SF Suite - 1st Floor



**Existing Plan**



**Proposed Plan**

IT IS A VIOLATION OF NEW YORK STATE ELECTION LAW FOR ANY PERSON TO ADAPT THESE PLANS, ALTERATIONS, OR REVISIONS WITHOUT THE SIGNATURE AND SEAL OF A REGISTERED PROFESSIONAL ENGINEER OR LAND SURVEYOR.

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2022-12

**PRELIMINARY**  
NOT FOR CONSTRUCTION

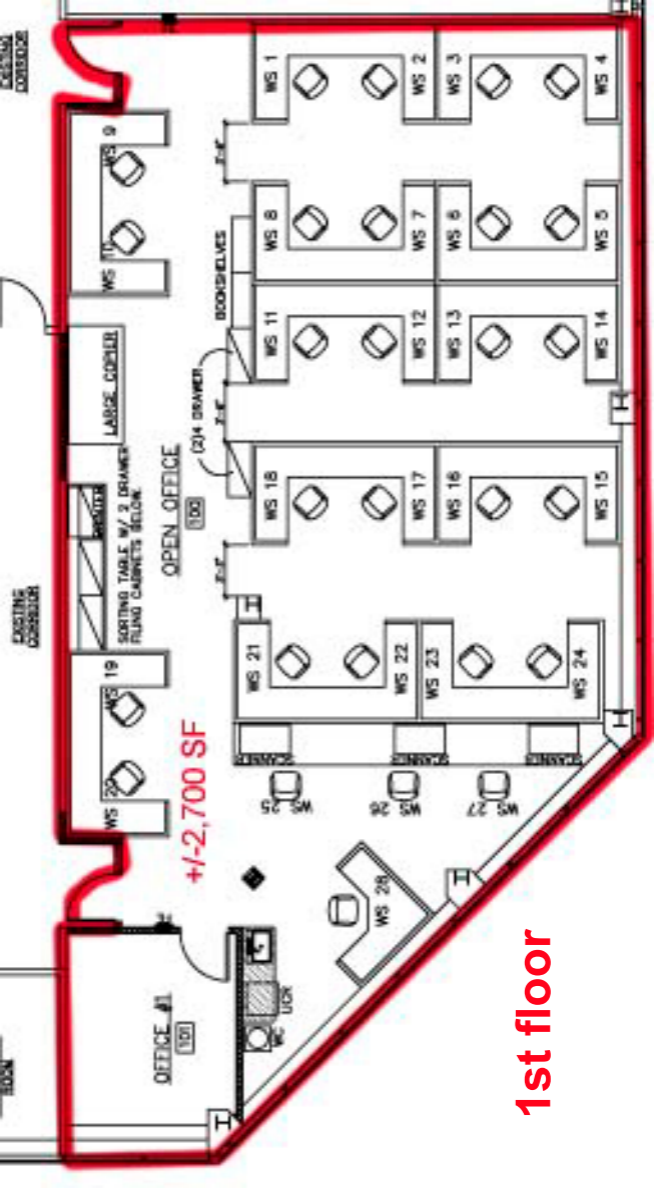
**DAY STOKOSA**  
ENGINEERING P.C.

3100 West 110th  
Westchester Falls, New York  
(914) 222-2202

1279 Route 300  
First Floor  
Orange County, New York

FLOOR PLAN &  
ROOF FRAMING PLAN

A100



**+/-2,700 SF**

**1st floor**

**1279  
Rte. 300  
Newburgh,  
NY**

DESIGNED BY  
CANNON DESIGN

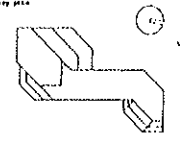
**Cannon Design Inc.**  
2100 Waterbury Road  
Grand Island, New York 14078  
Tel: 716-830-0000

**PCM**  
Professional Consulting Engineers  
1048 Westlake Plaza N.  
Grand Island, New York 14078  
Tel: 716-830-0000

**Schematic Design**

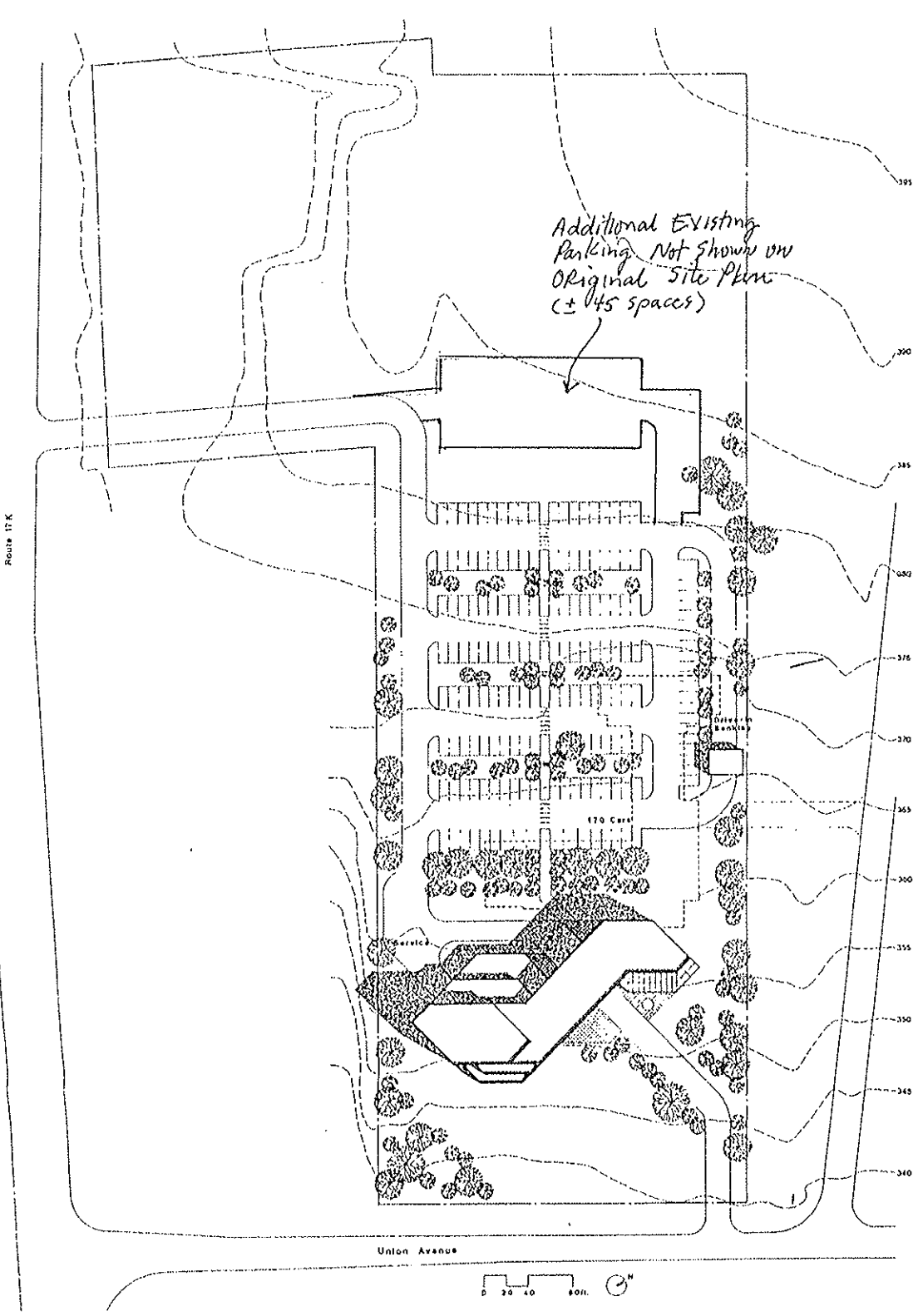
DATE

KEY PLAN



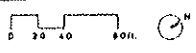
**Site Plan**

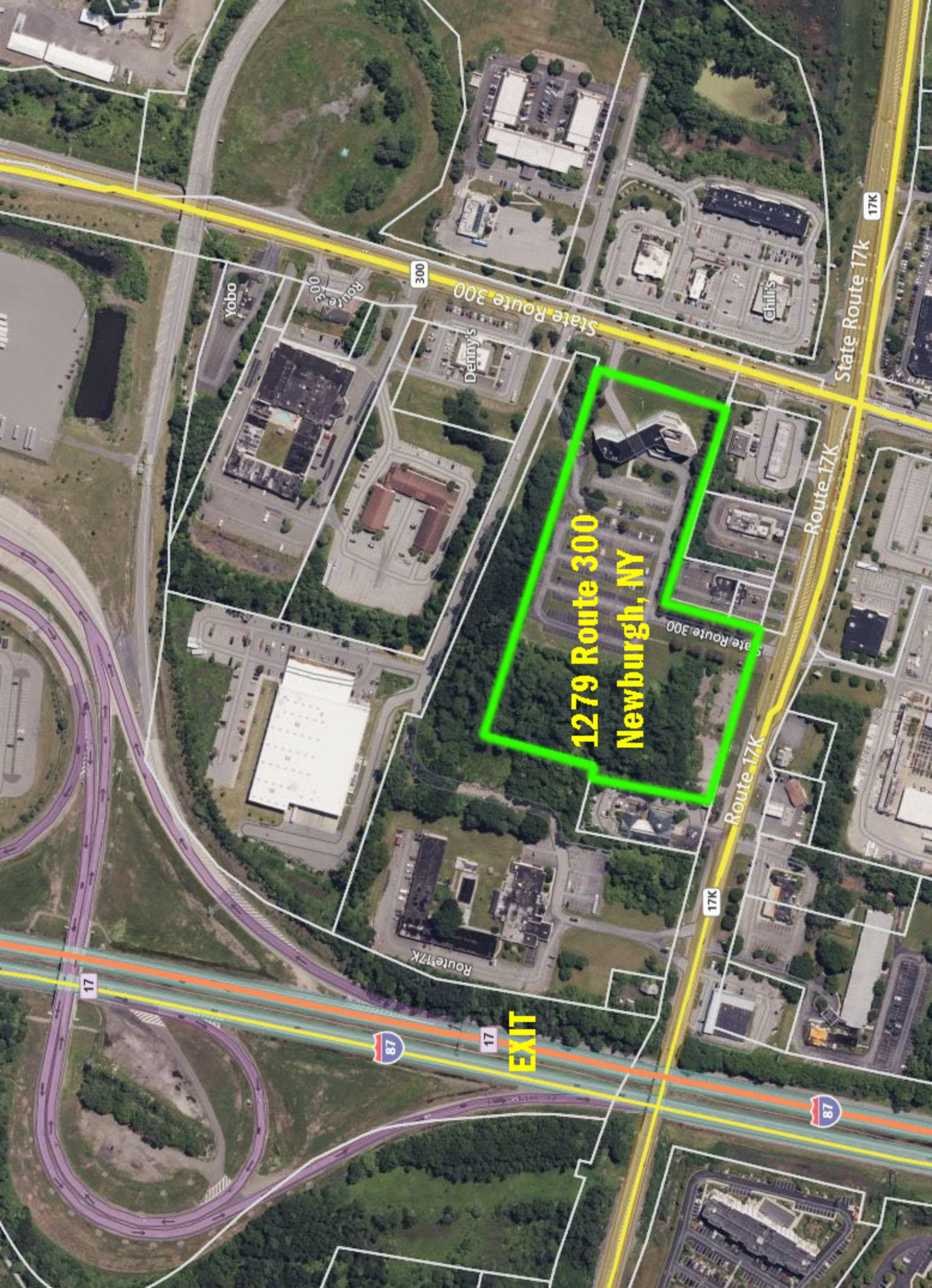
PROJECT: GIBBY C  
DATE: 12/18/1998  
SCALE:  
BY:  
CHECK:



*Additional Existing  
Parking Not Shown on  
Original Site Plan  
(± 45 spaces)*

*TOTAL PARKING ± 215 SPACES*





**1279 Route 300  
Newburgh, NY**

**EXIT**

300

17K

17K

17

87

17

87

Yobbo

Denny's

Chili's

Route 17K

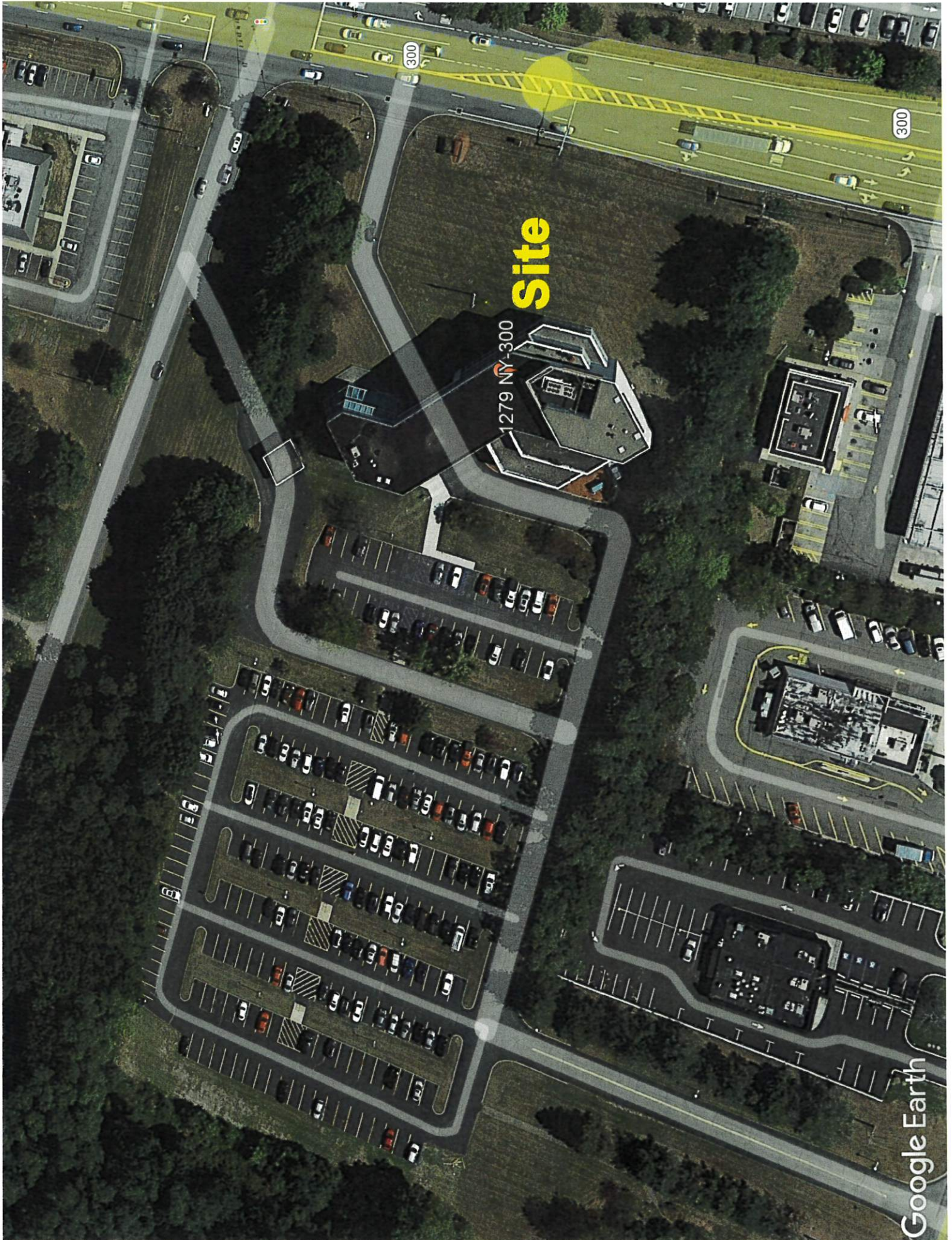
State Route 300

State Route 17K

Route 17K

Route 17K

State Route 300



**Site**

1279 NY-300