



CLASS A OFFICE BUILDING - FOR LEASE

103 EXECUTIVE DRIVE, NEW WINDSOR, NY 12553



INTERSTATE 84 & INTERSTATE 87 & NYS ROUTE 17K AKA I86

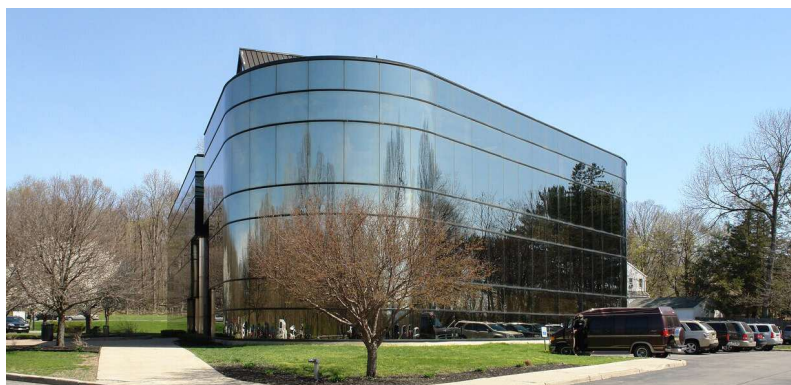
ADDRESS: 103 Executive Drive
New Windsor, NY 12553

LOCATION: **Newburgh Beacon Bridge**
(11 Minutes / 5.5 Miles)
Beacon Metro North
(18 Minutes / 8.8 Miles)
NYS Route 17K aka i86 Exit 36
(7 Minutes / 2.4 Miles)
I84 Exit 36/I87 Exit 17
(7 Minutes / 2.7 Miles)

SPACES AVAILABLE: Suite 500: 4,900 SF

BUILDING SIZE: 27,000 SF

ASKING PRICE: Available upon request and
review of Tenants requirements



PROPERTY OVERVIEW

CR Properties Group, LLC is pleased to offer office spaces for lease on 103 Executive Drive, New Windsor, NY 12553. This location is 11 minutes from the Newburgh Beacon Bridge, 7 Minutes from NYS Route 17K aka i86 exit 36, and 7 Minutes from I84 Exit 36 and 6 Minutes from New York Stewart International Airport. Current Co-Tenants are Empire Business Center, NYS Child & Family Services and NYS Dept of Agriculture.



CR Properties Group, LLC
295 Main Street
Poughkeepsie, NY 12601
www.crproperties.com



ALL DATA BELIEVED TO BE ACCURATE BUT NOT WARRANTED

For more information:

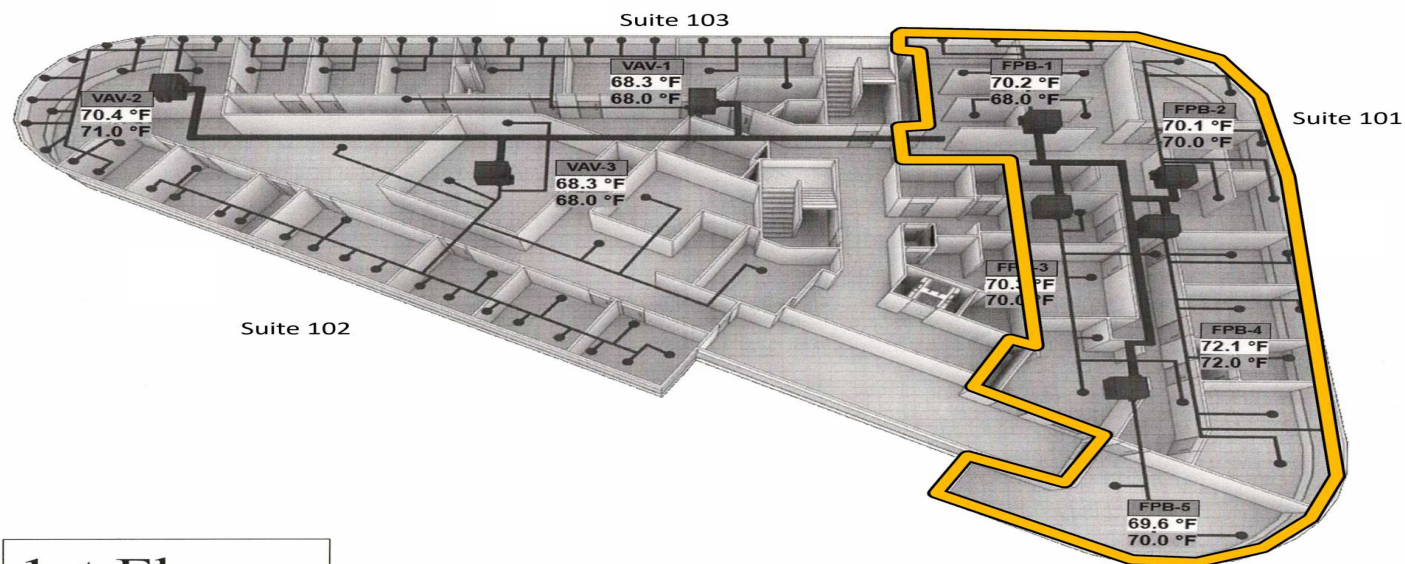
Thomas M. Cervone
845.485.3100
tom@crproperties.com



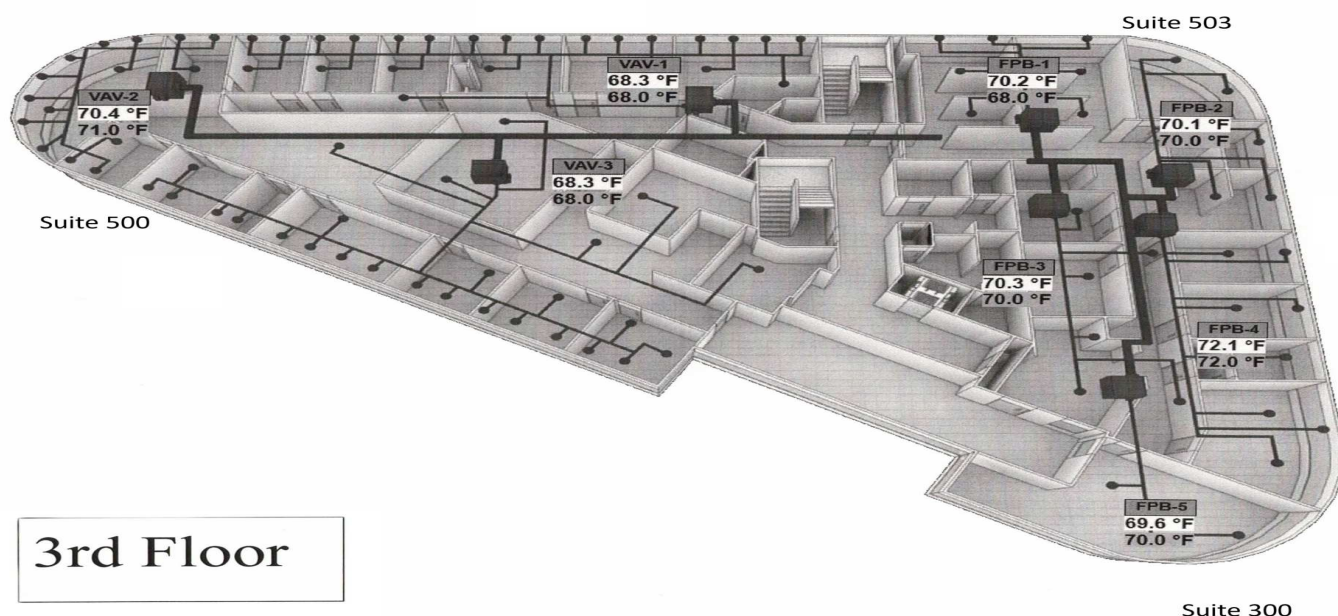
FLOOR PLANS

103 EXECUTIVE DRIVE, NEW WINDSOR, NY 12553

TOP PHOTO: FIRST FLOOR, SECOND PHOTO: THIRD FLOOR



1st Floor



3rd Floor



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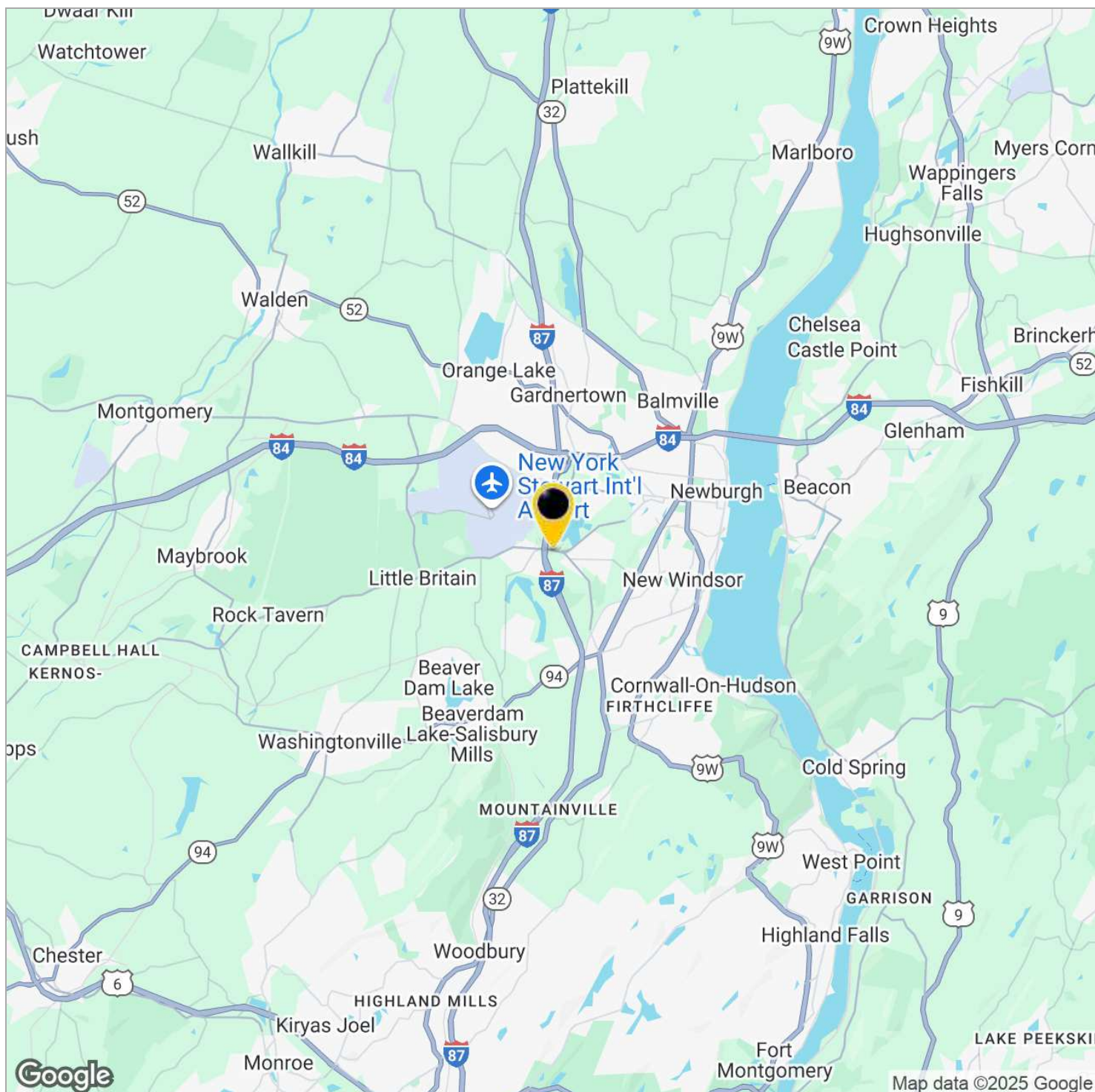
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NEWBURGH BEACON BRIDGE - 11 MINUTES

BEACON METRO NORTH STATION - 18 MINUTES

INTERSTATE 84 EXIT 36, INTERSTATE 87 EXIT 17 - 7 MINUTES



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POPULATION	5 MILES	7 MILES	10 MILES
Total Population	88,822	133,855	256,578
Average Age	40	41	38
Average Age (Male)	39	40	37
Average Age (Female)	41	42	38

HOUSEHOLDS & INCOME	5 MILES	7 MILES	10 MILES
Total Households	32,568	48,994	85,328
# of Persons per HH	2.7	2.7	3
Average HH Income	\$113,157	\$118,539	\$117,216
Average House Value	\$358,251	\$385,369	\$465,139

Demographics data derived from AlphaMap



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