

# 1500 CORPORATE BOULEVARD

NEWBURGH, NEW YORK | **FOR SUBLEASE**

504,870 SF | UPDATED LED LIGHTING

**\$2.00 NNN | FULL BUILDING USER  
BEST DEAL IN THE TRI-STATE AREA**



**ABUNDANT  
TRAILER PARKING**



**DIVISIBLE**



**AVAILABLE  
IMMEDIATELY**



# PROPERTY OVERVIEW



**89 LOADING DOCKS**



**1 DRIVE-IN DOOR**

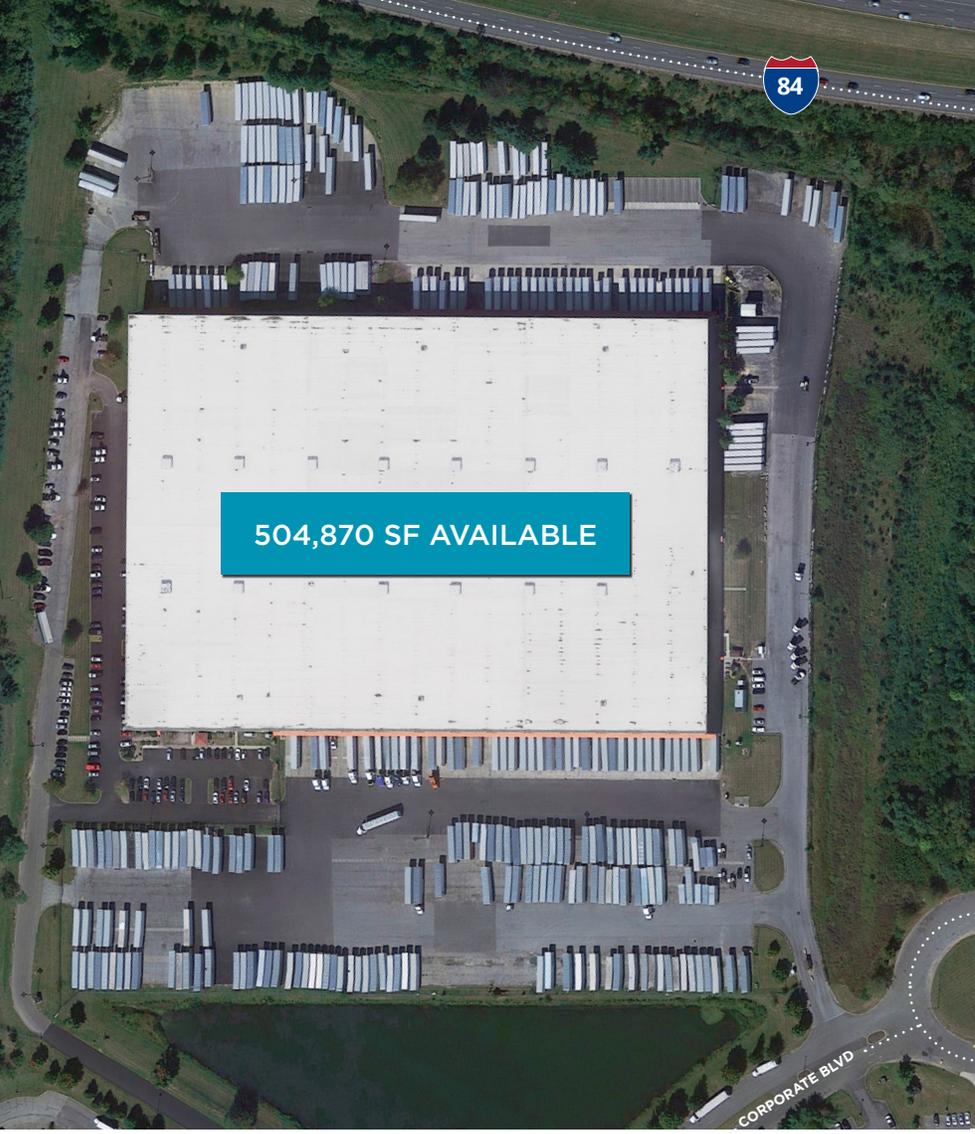


**250 CAR SPACES**

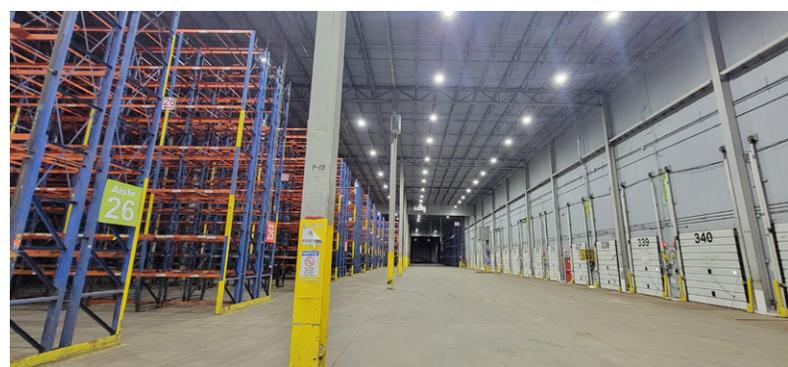
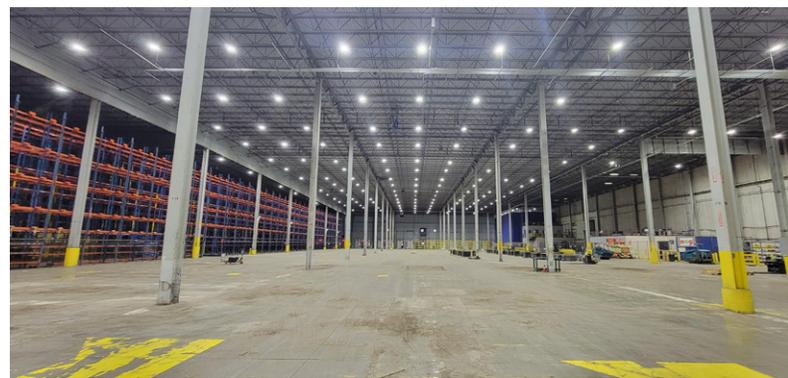


**318 TRAILER SPACES**

**504,870 SF AVAILABLE**

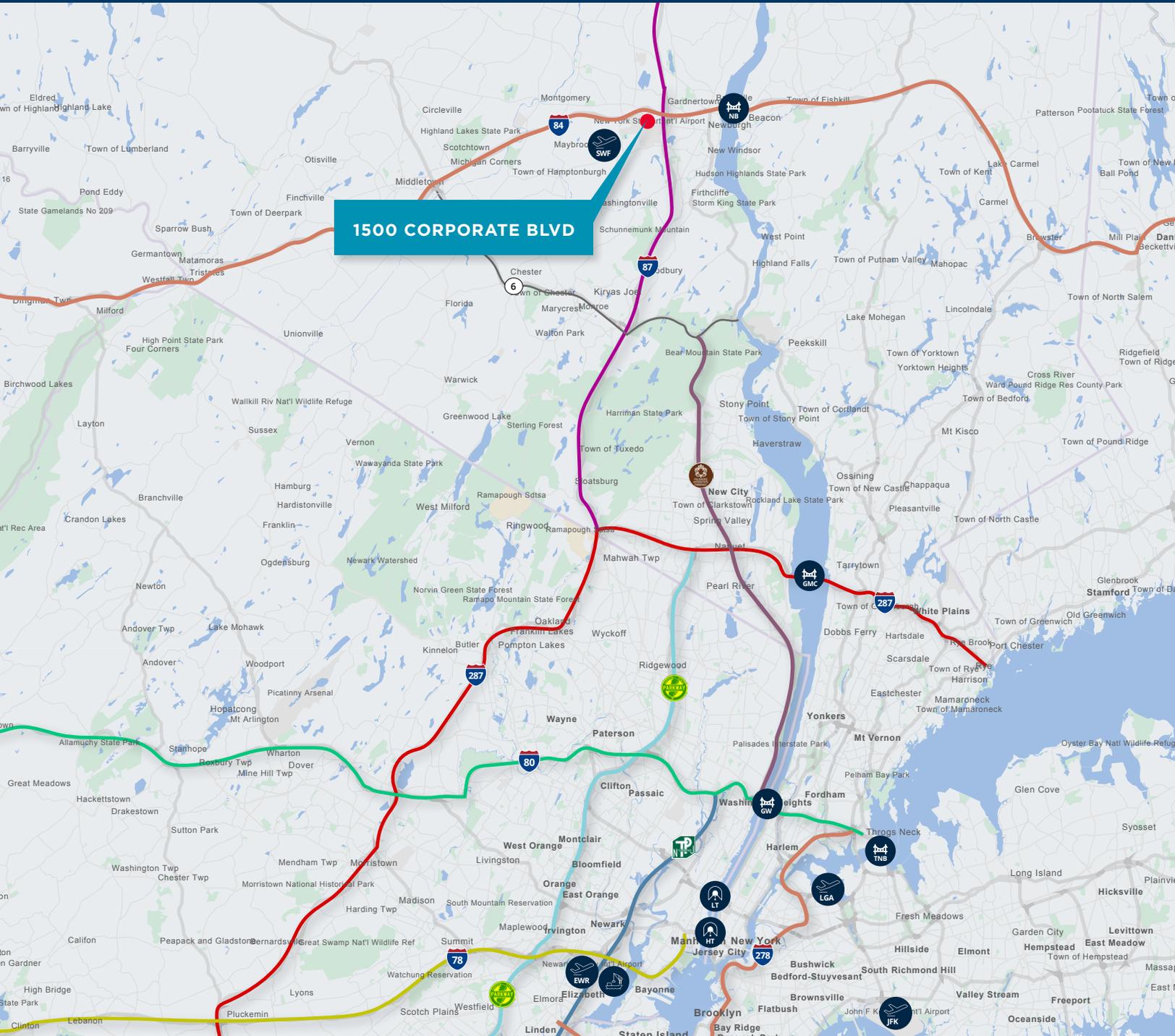


<b>Total Building SF</b>	504,870 SF
<b>Year Built</b>	1992   New Roof in 2017
<b>Office Size</b>	17,698 SF
<b>Acreage</b>	51.03 Acres
<b>Loading Docks</b>	89
<b>Drive-In Doors</b>	1
<b>Car Parking</b>	250 Spaces
<b>Trailer Parking</b>	318 Spaces
<b>Tractor Parking</b>	60 Spaces
<b>Column Spacing</b>	52' x 42'
<b>Clear Height</b>	40'
<b>Power</b>	(2) 1600 amps, 480/277 volts, 3 phase, 4 wire (1) 2500 amps, 480/277 volts, 3 phase, 4 wire
<b>Racking</b>	Fully Racked (297,550 SF) Racking can stay or be removed
<b>Pallet Positions</b>	46,000

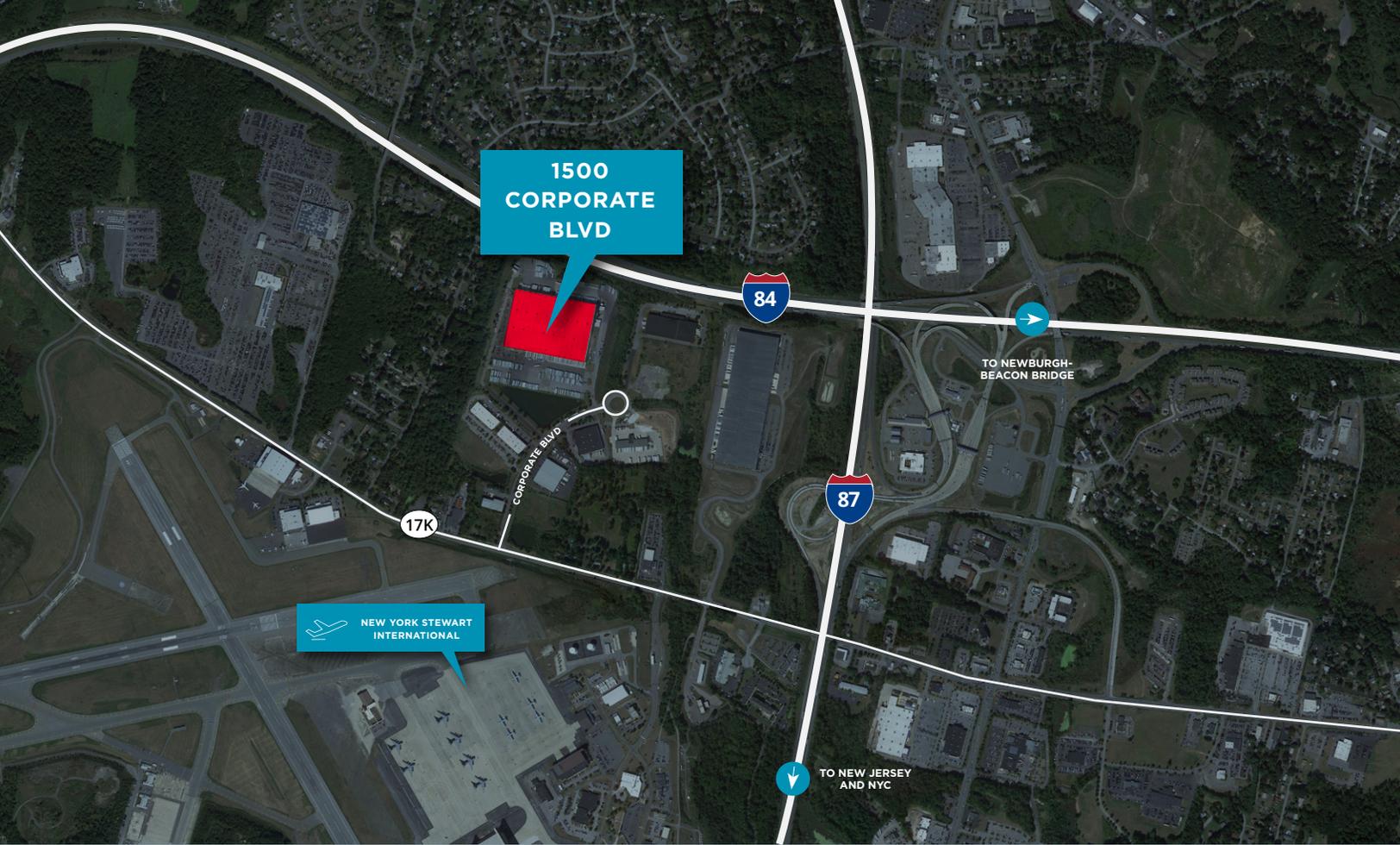


# EXCELLENT HIGHWAY CONNECTIVITY

Interstate 84	1.8 mi
Interstate 87	2.3 mi
NY Stewart Int'l Airport	4.7 mi
Newburgh-Beacon Bridge	5.4 mi
Palisades Parkway	25 mi
Cuomo (Tappan Zee) Bridge	42 mi
Port of Newark/Elizabeth	70 mi



**1500 CORPORATE BLVD**



# CONTACT US

FOR MORE INFORMATION

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