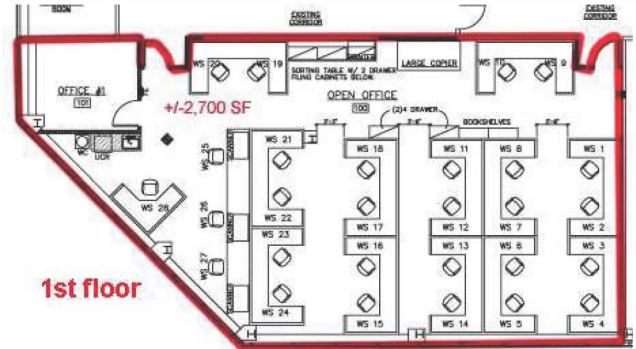


±2,700 SF to ±3,100 SF SUITES FOR LEASE



1279 Route 300, Newburgh,
Orange County, New York



FOR ADDITIONAL
INFORMATION,
CONTACT

James Martin
Senior Vice President

EXCLUSIVE BROKER



110 Crystal Run Road, Suite 106
Middletown, NY 10941

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

Email:
MartinJ@McBrideCorpRE.com

On the Web:
www.McBrideCorpRE.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



PREMIUM OFFICE BUILDING

- Impressive 5-story, ±52,000 sq. ft. office building
- ±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
- ±3,100 sq. ft. suite on second floor
- ±215 parking spaces in lot behind building
- 1 minute to Exit 17, New York State Thruway and I-84
- Five (5) minutes to the main entrance of Stewart International Airport

OFFICE SPACE FOR LEASE

±2,700 TO ±3,100 SQ. FT. SUITES AVAILABLE



±2,970 sq. ft. space – 1st floor



±2,700 sq. ft. office space – 1st 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:
- ±2,970 rentable sq. ft. – ***Dramatic 3-story, interior ceiling height.***
 - ±2,700 rentable sq. ft. – ±9' 6" ceiling height.
- Second floor:
- ±3,100 rentable sq. ft.
- See attached floor plans.*
- 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.



PROPERTY FACT SHEET

**1279 Route 300
Town of Newburgh, NY
Page 2 of 4**



±3,100 sq. ft. office space – 2nd floor



- PARKING:** ±215 parking spaces in lot behind building.
- HVAC:** Roof-mounted, natural gas-fired forced air heating, air-conditioning systems, with several zones, and pneumatic controls on each floor.
- RENTAL:** \$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:** 2,700 SF and 2,970 SF (1st floor) available immediately
3,100 SF (2nd floor) available November 1, 2024
- LANDLORD'S
WORK:** Negotiable

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

James Martin, Senior Vice President

EXCLUSIVE BROKER

McBRIDE CORPORATE REAL ESTATE, INC.

110 Crystal Run Road, Suite 106, Middletown, NY 10941

Cell: 845-781-6302 Office: 845-928-6500 ext. 1

E-mail address: martini@mcbridecorp.com Web Site: www.McBrideCorpRE.com

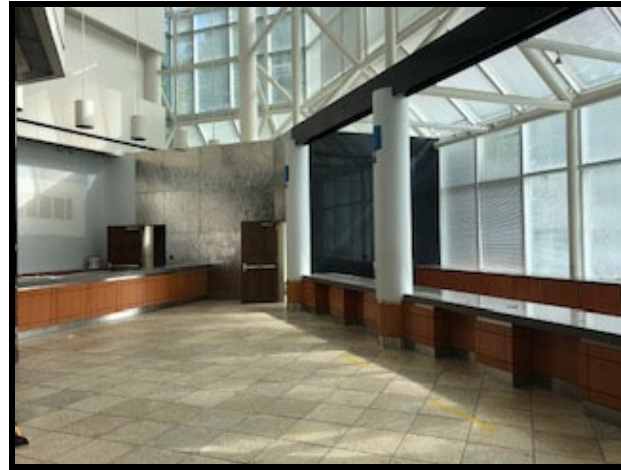
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Shared/Public/FACT SHEETS/ORANGE/0-ALL OC EXCL/1279 Rte 300 Newburgh/Fact Sheet_1279 Rte 300 Newburgh_2,700 - 2,970 SF-3,100 SF/Fact Sheet_1279 Route 300 Newburgh_2,700 SF to 3,100 SF.doc JM/DL 12/10/2024

110 Crystal Run Road, Suite 106, Middletown, NY 10941 • (845) 928-6500 • Fax (845) 703-8115
New Jersey Office: 201 West Passaic St., Suite 302, Rochelle Park, NJ 07662 • (201) 848-4000 • Fax (201) 891-3565
www.McBrideCorpRE.com

1279 Route 300
Town of Newburgh, NY
Page 3 of 4

±2,970 Sq. Ft. Office Space – 1st floor



±2,700 Sq. Ft. Office Space – 1st floor





**PROPERTY
FACT SHEET**

**1279 Route 300
Town of Newburgh, NY
Page 4 of 4**

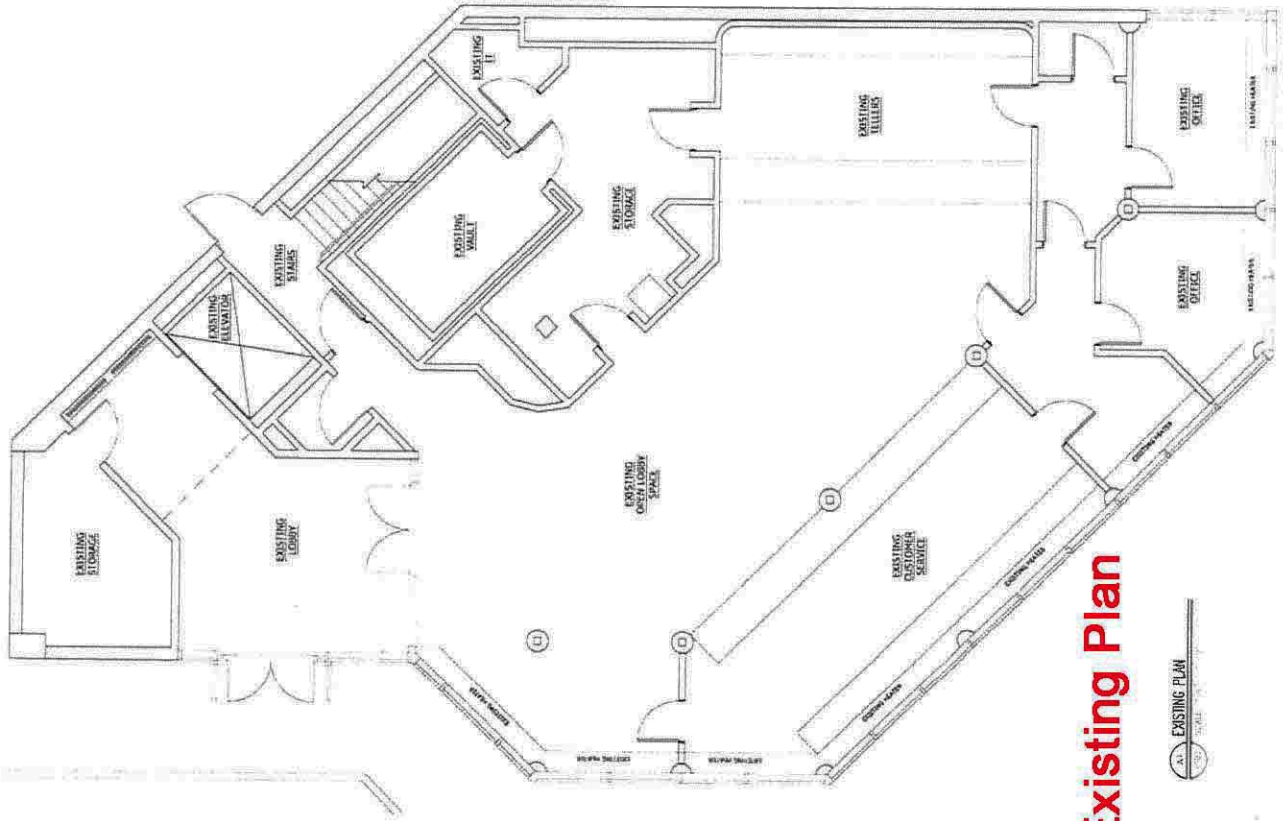
±3,100 Sq. Ft. Office Space – 2nd floor



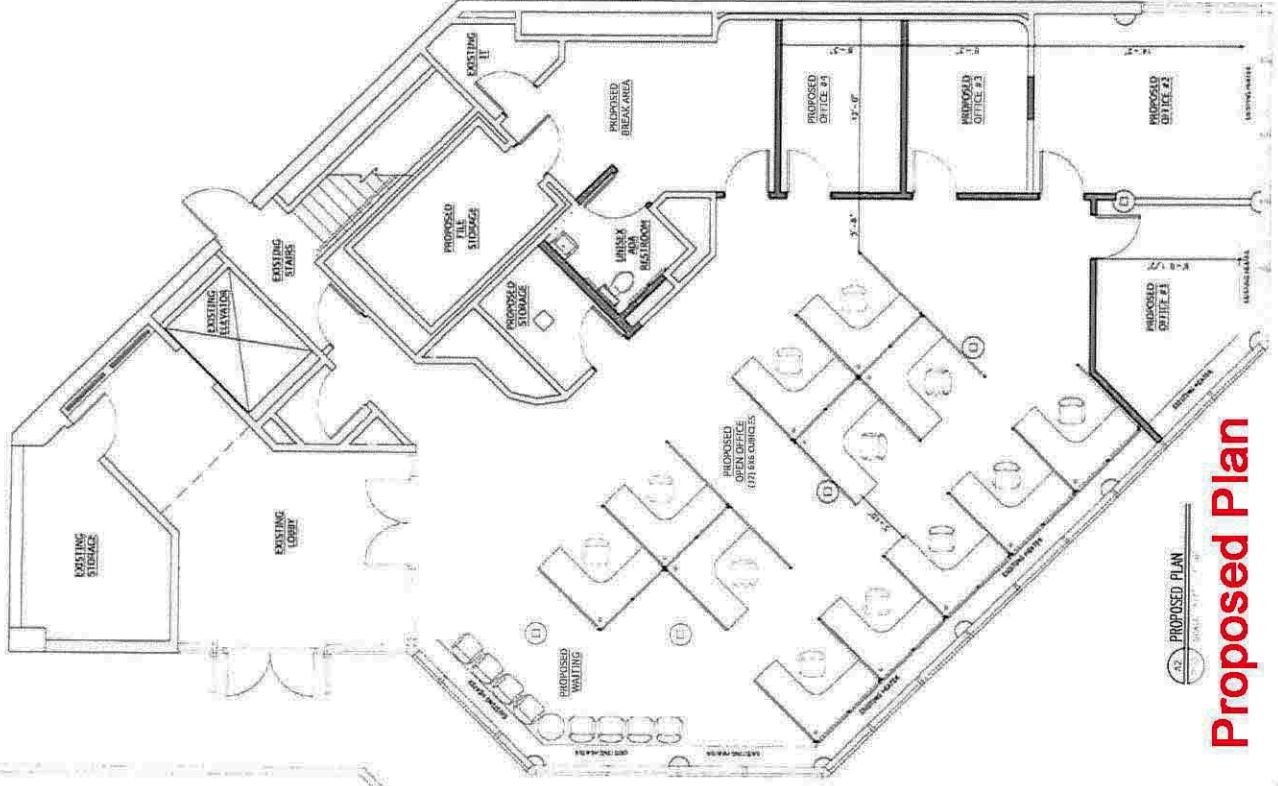
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www.McBrideCorpRE.com

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



Existing Plan



Proposed Plan

IT IS A VIOLATION OF THE PROFESSIONAL ENGINEERING LAW FOR ANY PERSONS TO DESIGN, DRAW, SEAL, SIGN, OR PREPARE ANY ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, OR PLUMBING PLANS, SPECIFICATIONS, OR REPORTS UNLESS THEY ARE LICENSED PROFESSIONAL ENGINEERS OR ARCHITECTS IN THE STATE OF NEW YORK.

12/00/22 10:00 AM

2022 10

1279 Route 300
First Floor
Orange County, New York

FLOOR PLAN &
ROOF FRAMING PLAN

AS NOTED O.P.L. 818

A100

DAY STOKOSA
ENGINEERING P.C.

315 West 11th St.
Westchester Falls, New York
(914) 272-3202

1279 Route 300
First Floor
Orange County, New York

FLOOR PLAN &
ROOF FRAMING PLAN

AS NOTED O.P.L. 818

A100

PRELIMINARY
NOT FOR CONSTRUCTION

12/00/22 10:00 AM

+/-3,100 SF Suite - 2nd Floor



GEOLOGIC SERVICES CORP. AT 1051 UNION AVENUE
 PRELIMINARY FLOOR PLAN: SECOND FLOOR - P2
 PROJECT NO: 05052 DATE: 07-05-05 SCALE: NTS

1279 Route 300
 Newburgh, NY

**1279
Rte. 300
Newburgh,
NY**

DESIGNED BY
CANNON DESIGN

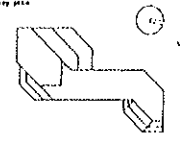
Cannon Design Inc.
2100 Westchester Road
Grand Central, New York 14078
Tel: 716-850-0000

PCM
Professional Consulting Engineers
1048 Westchester Road
Grand Central, New York 14078
Tel: 716-850-0000

Schematic Design

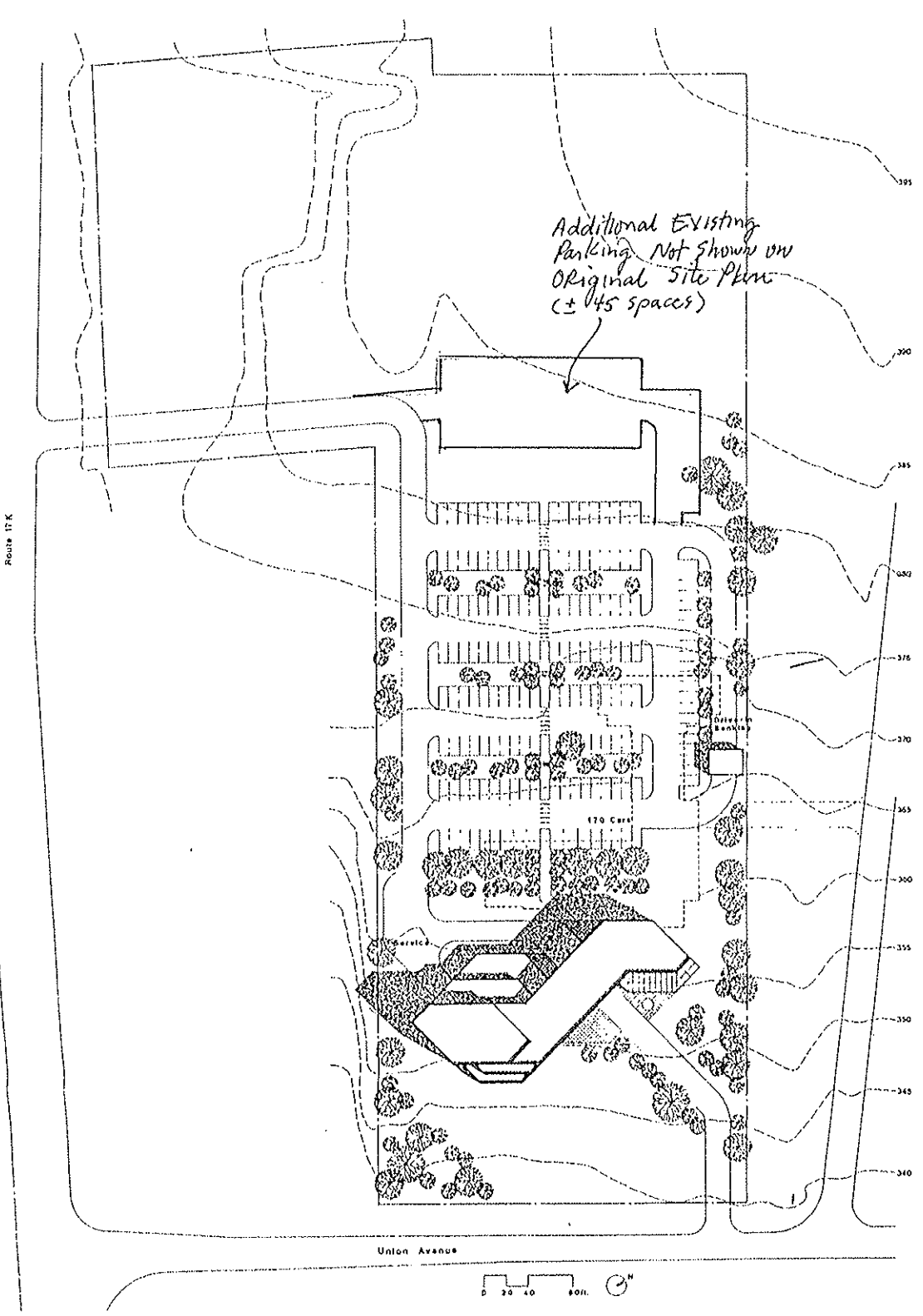
DATE

KEY PLAN

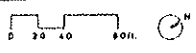


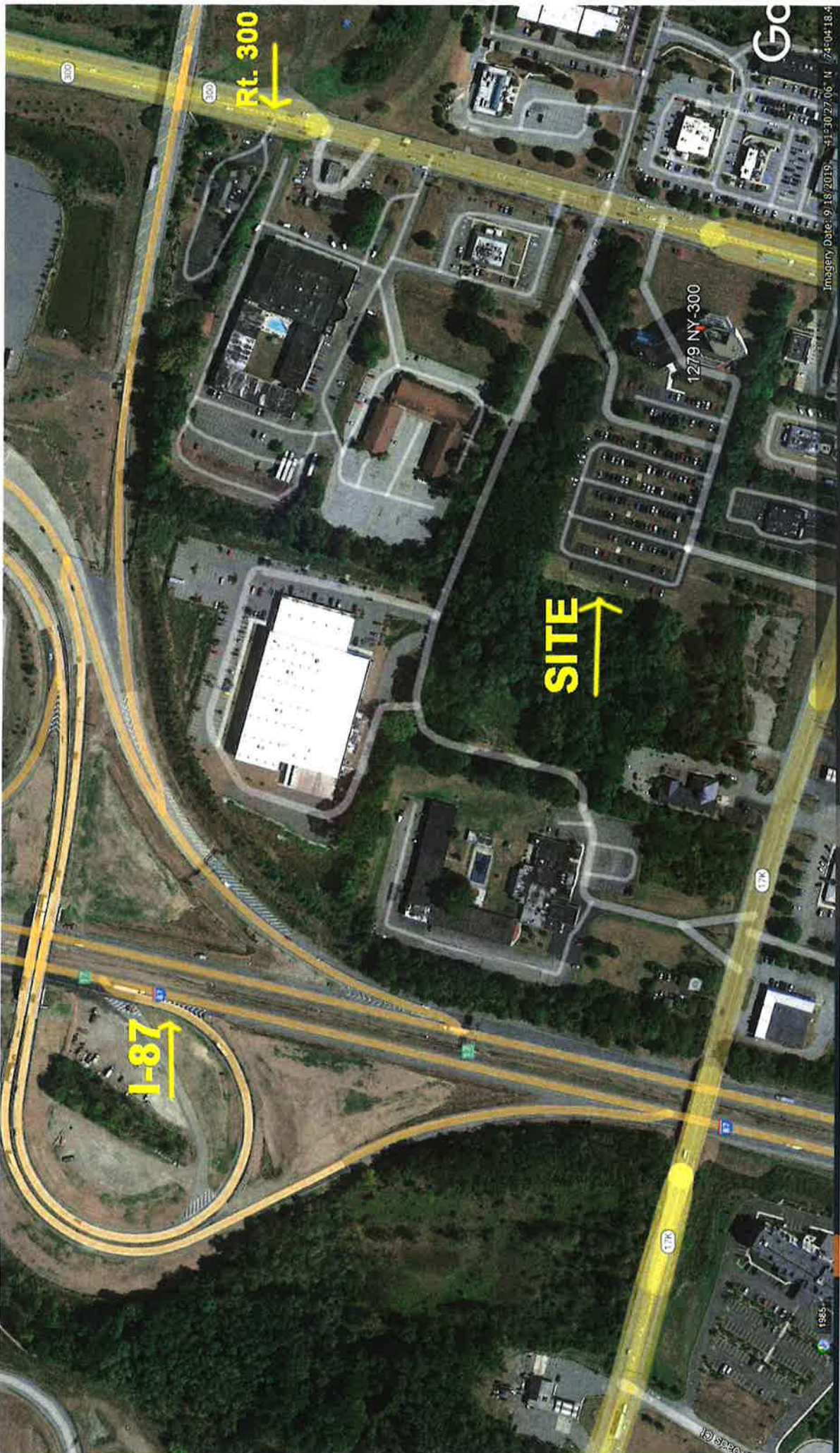
Site Plan

PROJECT: GIBBY C
DATE: 12/18/1988
SCALE:
BY:
CHECK:



TOTAL PARKING ± 215 SPACES





Rt. 300

SITE

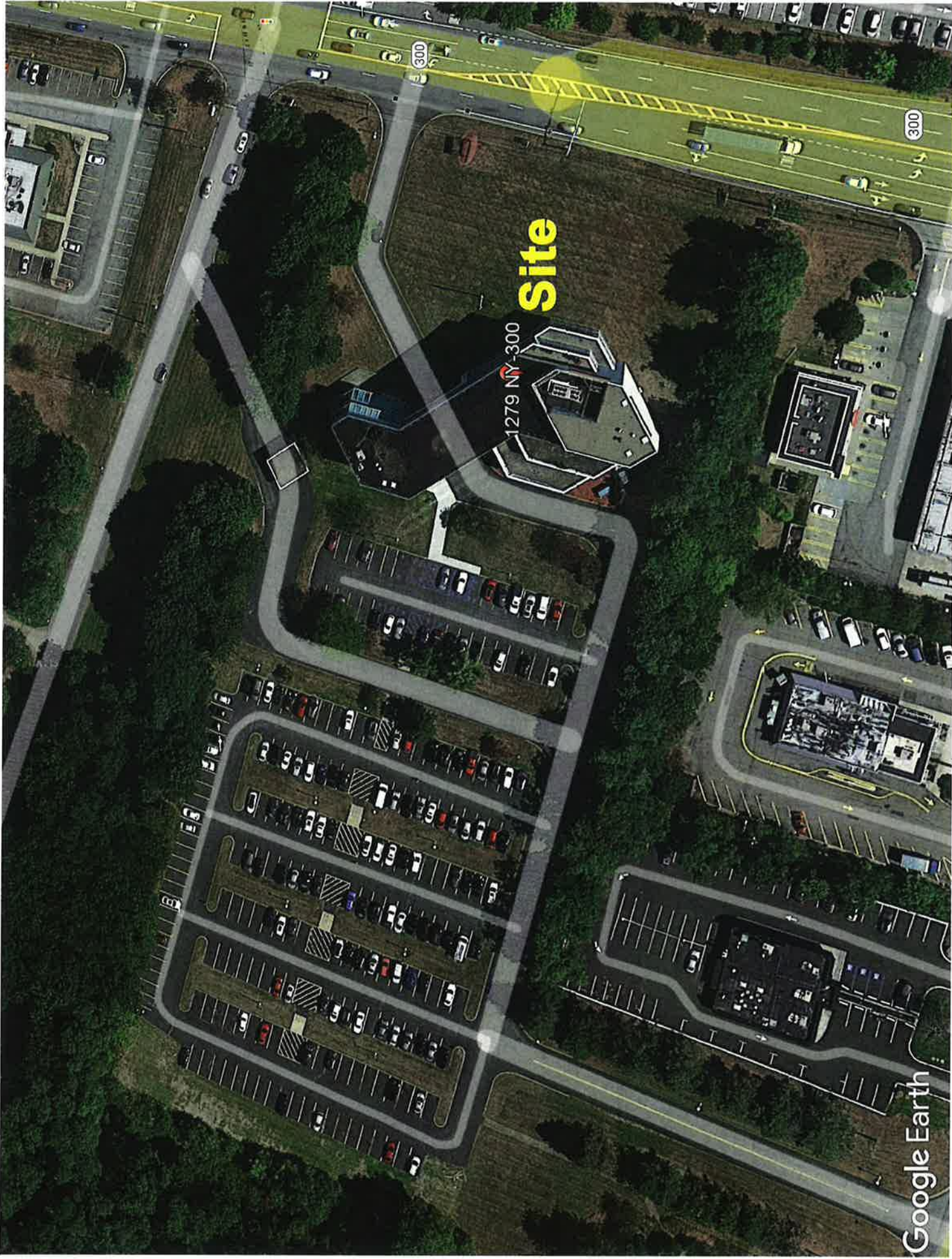
I-87

1279 NY-300

Go

Imagery Date: 9/18/2019

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Site

1279 NY-300