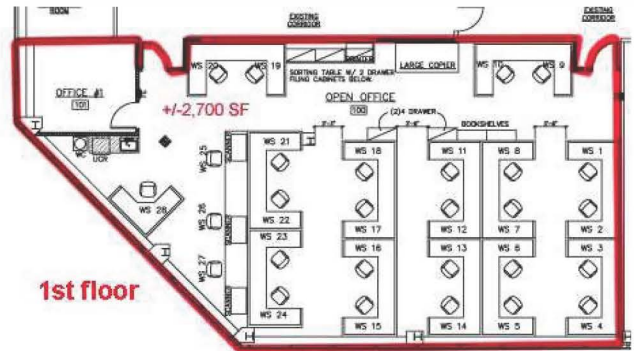


±2,700 SF to ±3,100 SF SUITES FOR LEASE



**1279 Route 300, Newburgh,
Orange County, New York**



FOR ADDITIONAL
INFORMATION,
CONTACT

James Martin
Senior Vice President

EXCLUSIVE BROKER



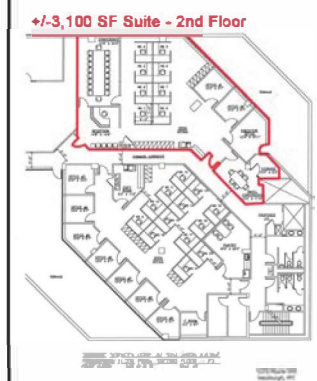
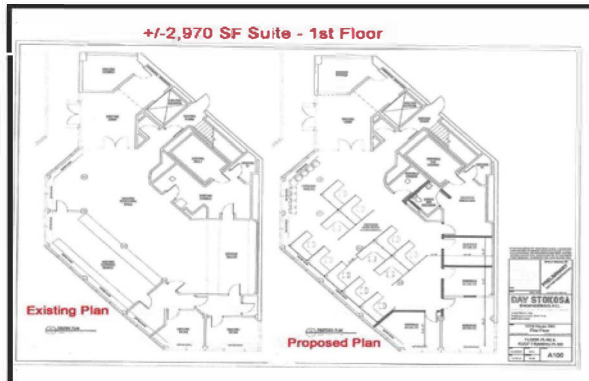
110 Crystal Run Road, Suite 106
Middletown, NY 10941

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

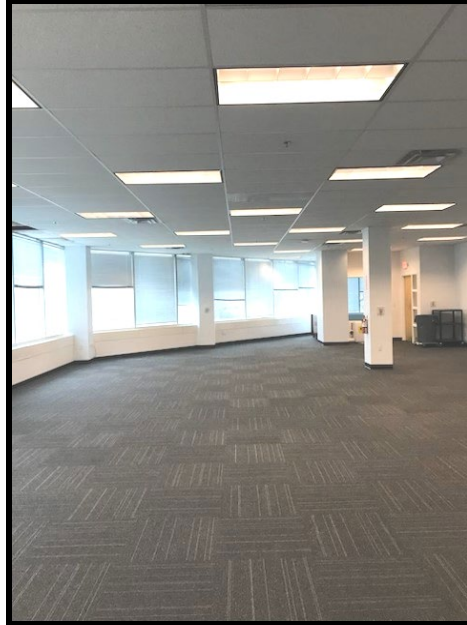
- Impressive 5-story, ±52,000 sq. ft. office building
- ±2,970 sq. ft. suite on first floor. ***Dramatic 3-story, interior ceiling height***
- ±2,700 sq. ft. suite on first floor with ±9' 6" ceiling height
- ±3,100 sq. ft. suite on second floor
- ±215 parking spaces in lot behind building
- 1 minute to Exit 17, New York State Thruway/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:**
2,700 sq. ft. on 1st floor: \$24.00 per sq. ft. full gross to start
3,100 sq. ft. on 2nd floor: \$24.00 per sq. ft. full gross to start
2,970 sq. ft. on 1st floor: \$28.00 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 immediately
- 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: martinj@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 11/7/2025



PROPERTY FACT SHEET

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



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 11/7/2025

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PRELIMINARY
NOT FOR CONSTRUCTION
Steven J. Blumstein, PE

3 Van Wyck Lane
Wappingers Falls, New York
(800) 451-2222

FLOOR PLAN &
ROOF FRAMING PLAN

A100	QPL
12-001-22	878

+/-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**

INDEPENDENT
DRAWING

Cannon Design Inc.
3120 Westchester Road
Grand Island, New York 11036
516-733-8500

PCM
Professional Construction Management
1048 Westchester Road
Grand Island, New York 11036
516-733-8500

Schematic Design

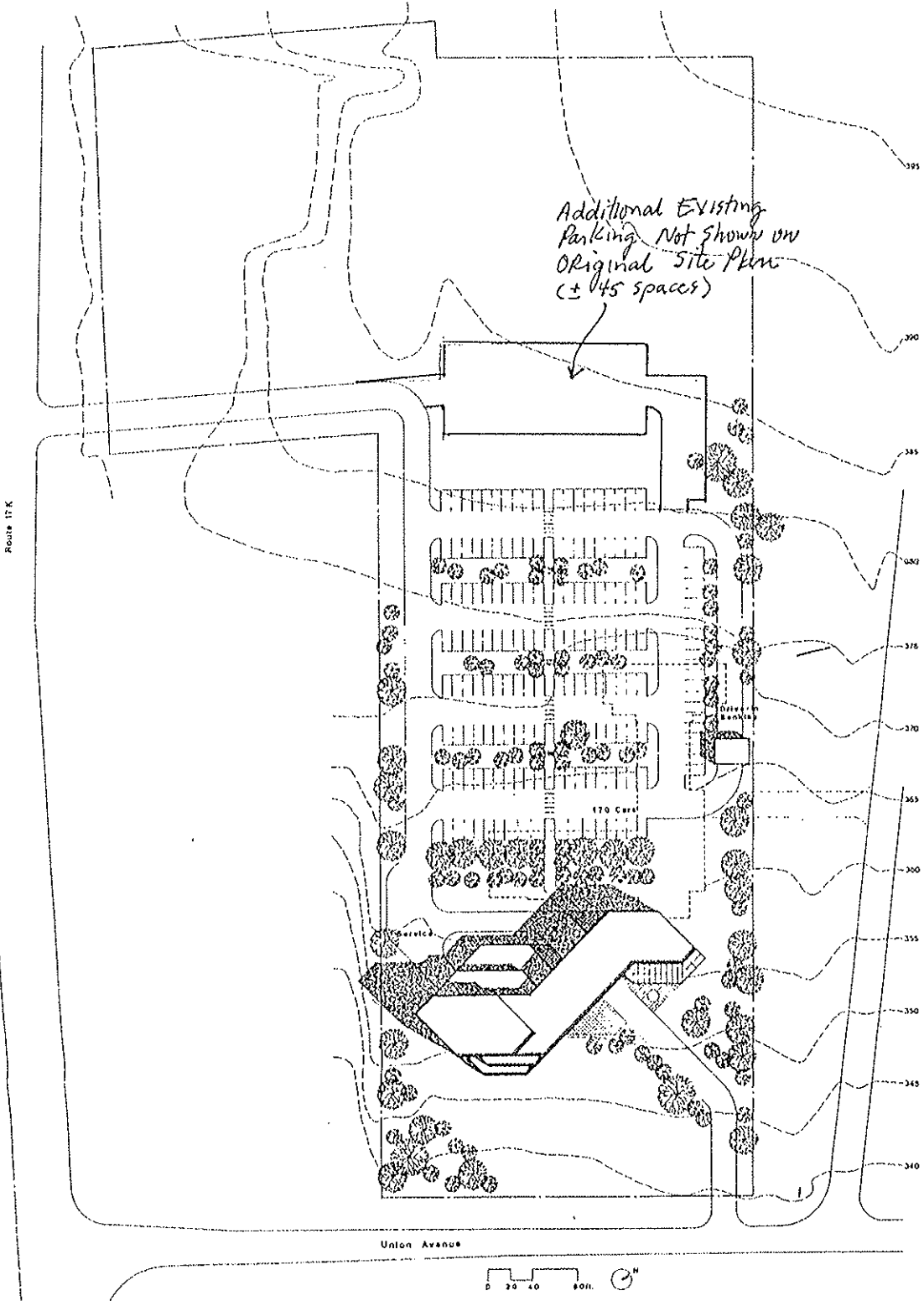
nothing

key plan

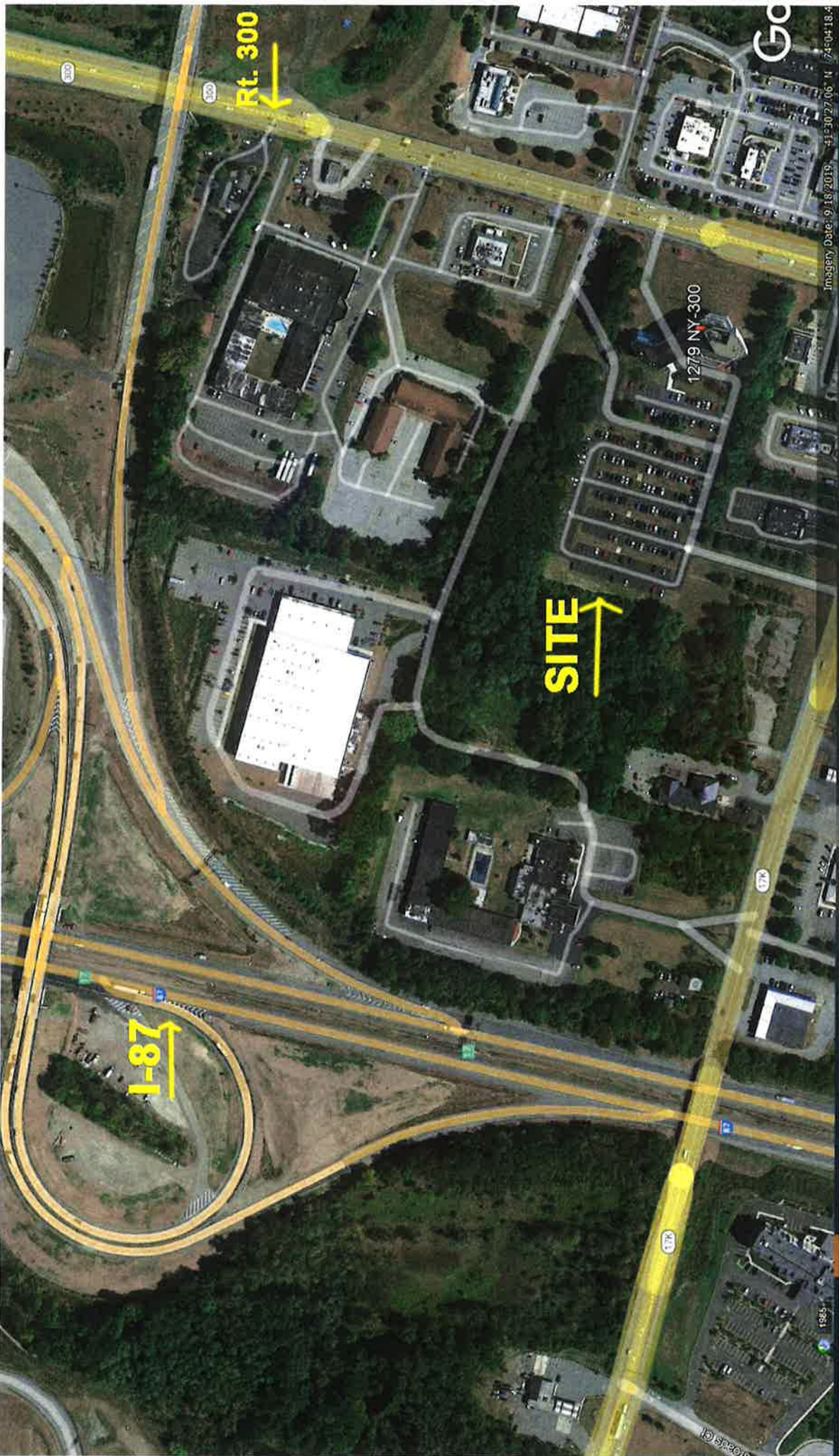


Site Plan

designed: GIBBY &
date: 12/10/1999
scale:
program:
sheet:



TOTAL PARKING ±215 spaces



Imagery Date: 9/18/2019 41°30'27.06" N 74°04'18.4"

