

SPACE AVAILABLE FOR LEASE

WITHIN 39,135 SQ. FT.

CLASS A OFFICE BUILDING



***New York International Plaza
33 Airport Center Drive,
New Windsor, NY***

***Spectacular views overlooking the
Shawangunk Mountains and
Stewart International Airport***

FOR ADDITIONAL
INFORMATION,
CONTACT

James Martin
Executive Vice
President

Exclusive Broker



110 Crystal Run Road, Suite 106
Middletown, NY 10941

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martinj@mbcorp.com

On the Web:
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.

PROPERTY HIGHLIGHTS

- | | |
|-----------------------------|---|
| Location: | 33 Airport Center Drive, New Windsor, Orange County, New York. Located within the New York International Plaza. |
| Accessibility: | <ul style="list-style-type: none">• Easy access from I-84 and Route 207• Adjacent to Stewart International Airport• Only one hour to New York City |
| Available Space: | Suite 104: ±994 SF on 1st floor
Suite 17: ±694 SF lower level-avail. 5/1/26
Suite 18: ±851 SF on lower level |
| Building Highlights: | <ul style="list-style-type: none">• Ample on-site surface parking, 4.0 spaces/1000• Fully ADA accessible• On-site conference room with fiber optic infrastructure• On-site storage available• On-site property management |
| Tenants: | <ul style="list-style-type: none">• Transportation Security Administration (TSA)• Empire State Development• McGoey, Hauser & Edsall Engineers• New York State Office of Comptroller |

FOR LEASE

SPACE AVAILABLE FOR LEASE WITHIN ±39,135 SQUARE FOOT BUILDING



33 AIRPORT CENTER DRIVE, NEW WINDSOR, NY

LOCATION: 33 Airport Center Drive, New Windsor, Orange County, New York.
Located within the New York International Plaza.

ACCESSIBILITY:

- Easy access from I-84 and Route 207.
- Adjacent to Stewart International Airport.
- Only one (1) hour to New York City.

AVAILABLE SPACE:

Suite 104:	±	994 sq. ft. (1 st floor)
Suite 17:	±	694 sq. ft. (lower level-available May 1, 2026)
Suite 18:	±	851 sq. ft. (lower level)

BUILDING HIGHLIGHTS:

- Ample on-site surface parking, 4.0 spaces/1000
- Fully ADA accessible.
- On site conference room with fiber optic infrastructure.
- On site storage available.
- On site property management.
- Spectacular views overlooking the Shawangonk Mountains and Stewart International Airport.

PHONE/DATA: Fiber-Optic Communication Services – Spectrum
Phone – Frontier and Verizon service

TENANTS:

- Transportation Security Administration (TSA)
- Empire State Development
- McGoey, Hauser, & Edsall Engineers
- New York State Office of Comptroller

**33 Airport Center Drive
New Windsor, NY
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LEASE TERM: The length of the lease term shall be a minimum of five (5) years.

RENTAL: **Suite 104:** \$18.00 psf, modified gross, plus utilities and tenant cleaning.
Suite 17: \$12.00 psf, modified gross, plus utilities and tenant cleaning.
Suite 18: \$12.00 psf, modified gross, plus utilities and tenant cleaning.
The rental rate includes CAM & Taxes of \$7.05 psf in the base year.

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

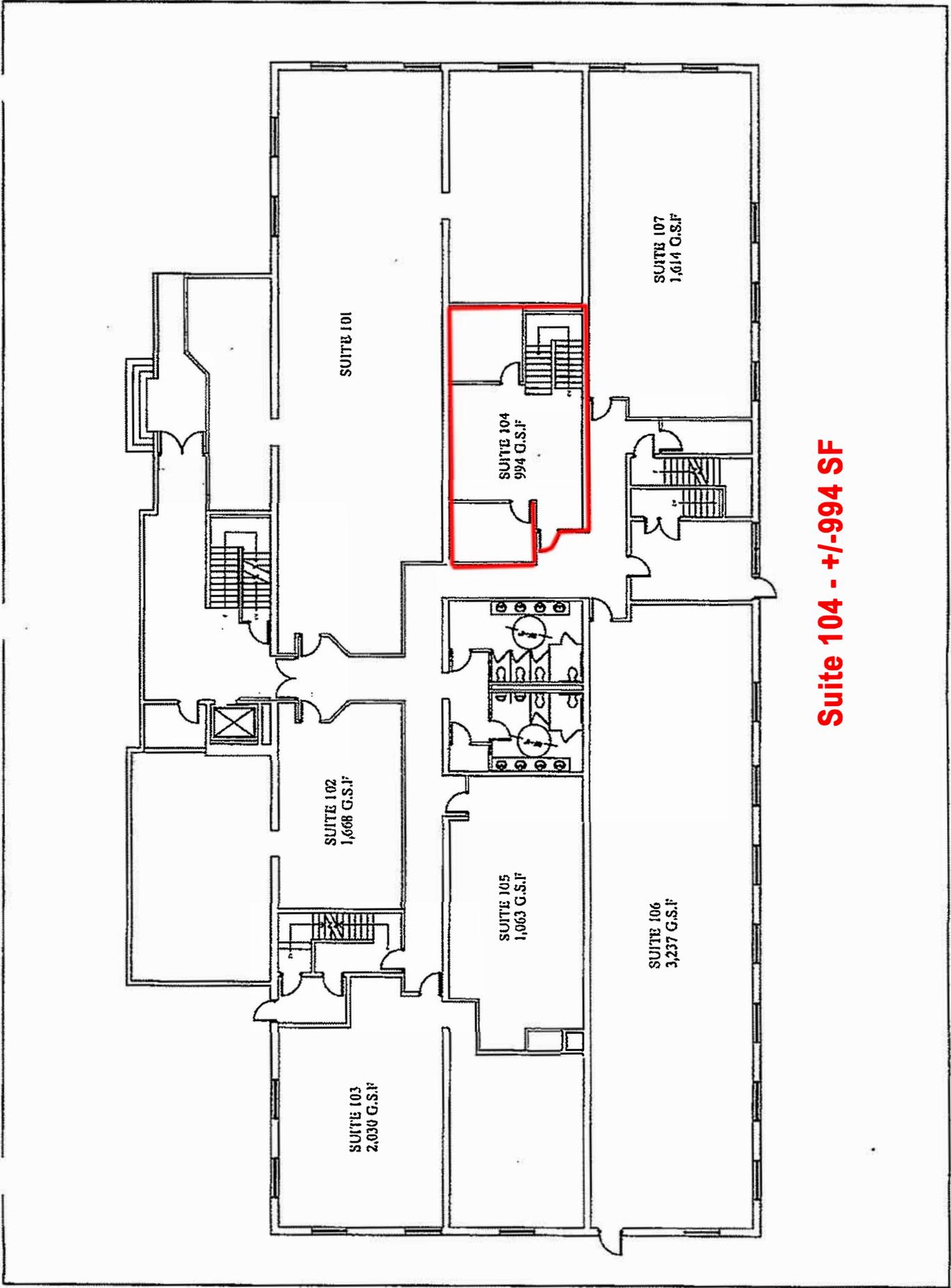
James Martin, Executive Vice President

EXCLUSIVE BROKER

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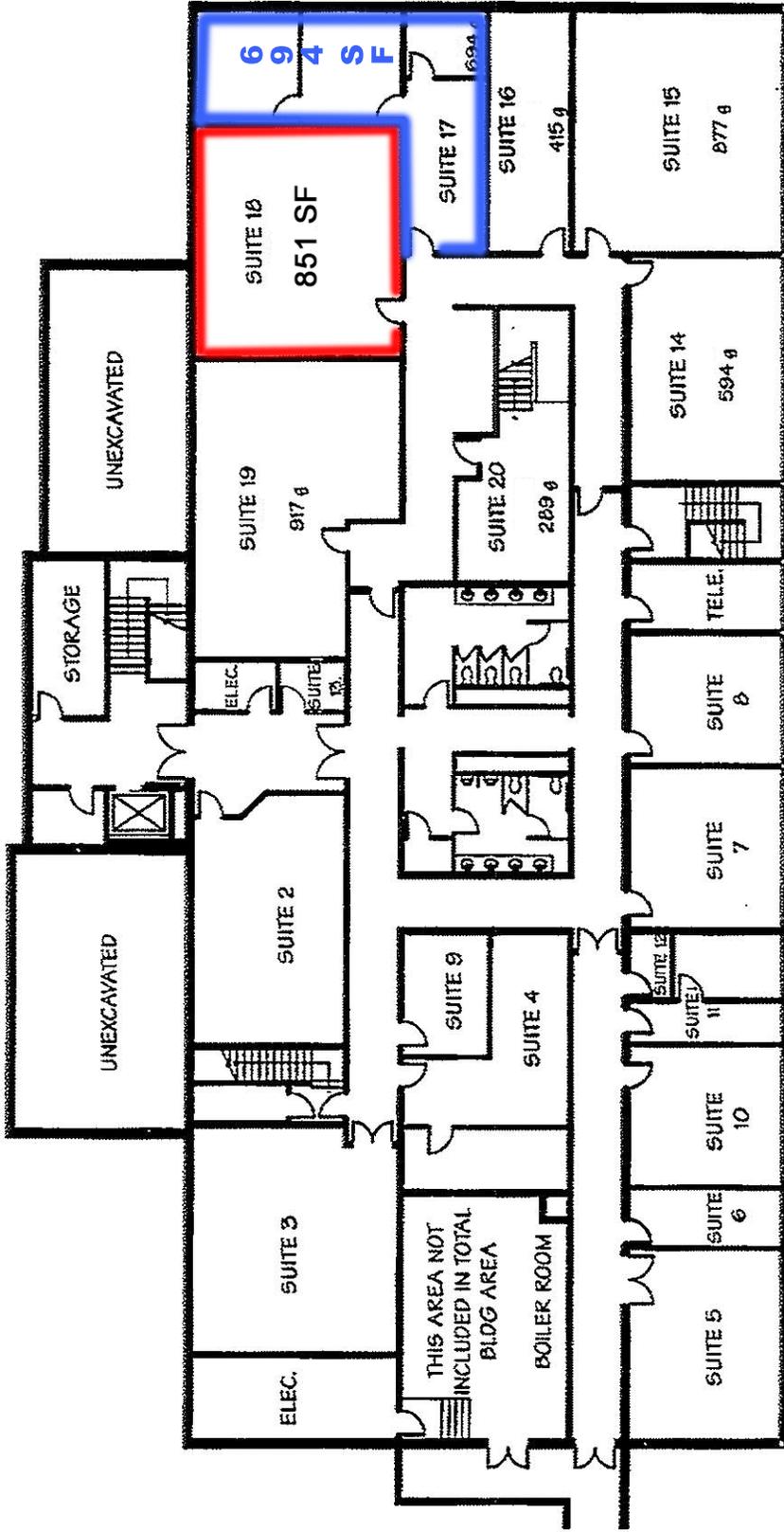
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Shared/Public Drive/FACT SHEETS/ORANGE County Fact Sheets/0-ALL OC EXCL/33 Airport Center Dr/Fact Sheet_33 Airport Center Drive New Windsor_Sts. 104, 16, 18.doc JM/DL 3/12/2026



Suite 104 - +/-994 SF

Diagram of Demised Premises



FIRST COLUMBIA

Lower Level

New York International Plaza

33 Airport Center Drive
New Windsor, New York
Date: 1.13.2010