

254 RT. 17K NEWBURGH, NY 12550

Located in the thriving Newburgh area of the Hudson Valley, 254 Route 17K offers a prime commercial location with exceptional visibility and easy access to major highways.

This versatile property is ideal for businesses looking for a strategic location, modern amenities, and ample space to expand. Whether you're looking for retail space, professional offices, or industrial space, this property can be customized to meet your needs.



KEY FEATURES

- **Prime Location with High Visibility:**
- Situated along the busy Route 17K corridor, this property benefits from high traffic exposure, making it an excellent choice for businesses looking to attract both local customers and commuters.
- Direct access to Route 17K, with easy connections to I-84, I-87, and the Newburgh-Beacon Bridge
- Only 5 minutes to downtown Newburgh
- 10 minutes to Stewart International Airport, offering regional and international access
- 60 miles north of New York City, a prime location for business growth
- **Flexible Space Options:**
- Customizable floor plans range from 2,000 to 15,000 sq. ft., with the ability to accommodate a variety of businesses. Ideal for retail, office, or light industrial uses.
- Open and adaptable spaces
- High ceilings, large windows, and natural lighting
- **Ample Parking:**
- Spacious, well-maintained parking lot with plenty of spots for customers, employees, and visitors.
- **Convenient, easy access to the building**
- **Modern Features & Infrastructure:**
- High-speed internet and telecom-ready
- Fully equipped HVAC systems for year-round comfort
- Clean, modern finishes and well-maintained exterior
- ADA-compliant and fully accessible
- Updated electrical and plumbing systems
- Signage Opportunities:
- Large, visible signage options for maximum brand exposure along Route 17K, ensuring your business stands out in a high-traffic area.



CONTACT

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IDEAL FOR:

- **RETAIL SHOPS AND SHOWROOMS**
- **PROFESSIONAL OFFICES (MEDICAL, LEGAL, FINANCIAL)**
- **LIGHT INDUSTRIAL OR WAREHOUSE SPACE**
- **FITNESS CENTERS OR HEALTH SERVICES**
- **AUTOMOTIVE SERVICES OR REPAIR SHOPS**