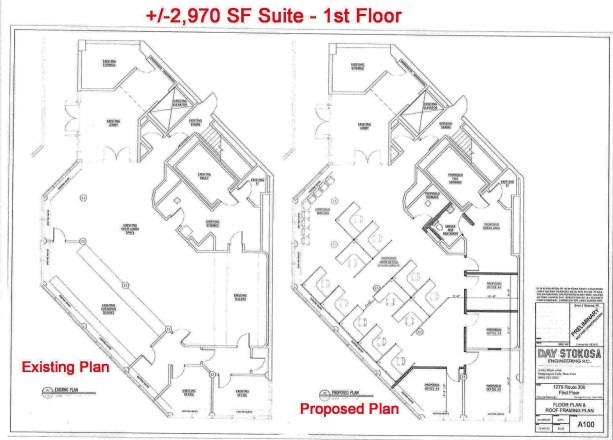


±2,970 SQ. FT. and ±2,700 SQ. FT. SUITES FOR LEASE



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



FOR ADDITIONAL
INFORMATION,
CONTACT

James Martin

Executive Vice President

EXCLUSIVE BROKER

**MB CORPORATE
REAL ESTATE**

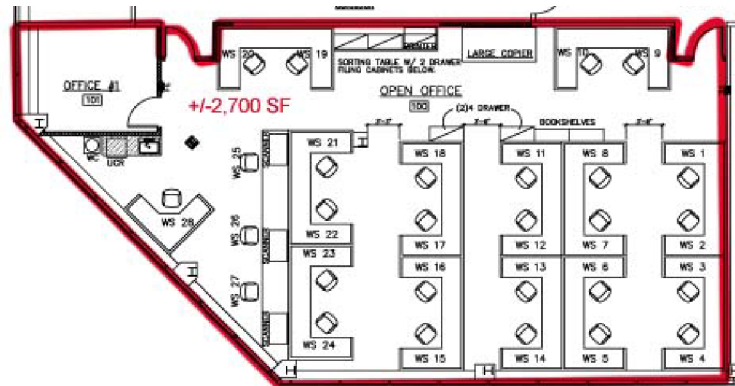
110 Crystal Run Road, Suite 106
Middletown, NY 10941

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

**Email:
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



PREMIUM OFFICE BUILDING

- Impressive 5-story, ±52,000 sq. ft. office building with space available immediately.
- ±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
- Reflective glass and exterior metal panel construction.
- ±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

±2,970 and ±2,700 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 (see attached floor plans):
- ±2,970 rentable sq. ft. – ***Dramatic 3-story, interior ceiling height.***
 - ±2,700 rentable sq. ft. – ±9' 6" ceiling height.
- 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.
- PARKING:** ±215 parking spaces in lot behind building.

110 Crystal Run Road, Suite 106, Middletown, NY 10941 • (845) 928-6500

New Jersey Office: 201 West Passaic St., Suite 302, Rochelle Park, NJ 07662 • (201) 848-4000 • Fax (201) 891-3565
www.mbcorp.com

1279 Route 300
Town of Newburgh, NY
Page 2 of 3



HVAC: Roof-mounted, natural gas-fired forced air heating, air-conditioning systems, with several zones, and pneumatic controls on each floor.

RENTAL: ±2,970 sq. ft. on 1st floor: \$24.00 per sq. ft. full gross to start
±2,700 sq. ft. on 1st floor: \$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: Available immediately

**LANDLORD'S
WORK:** Negotiable

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

James Martin, Executive Vice President

EXCLUSIVE BROKER

MB 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@mbcorp.com Web Site: www.mbcorp.com

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Shared/Public Drive/FACT SHEETS/ORANGE/0-ALL OC EXCL/1279 Rte 300 Newburgh/Fact Sh_1279 Rte 300__2,700 - 2,970 SF-3,100 SF/Fact Sheet_1279 RT 300 Newburgh_2700 and 2970 SF.doc JM 4/7/2026

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

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



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



Shared/Public Drive/FACT SHEETS/ORANGE/0-ALL OC EXCL/1279 Rte 300 Newburgh/Fact Sh_1279 Rte 300__2,700 - 2,970 SF-3,100 SF/Fact Sheet_1279 RT 300 Newburgh_2700 and 2970 SF.doc JM 4/7/2026

**1279
Rte. 300
Newburgh,
NY**

DESIGNED BY
CANNON DESIGN

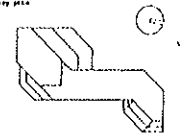
Cannon Design Inc.
2100 Westchester Road
Grand Central, New York 14078
Tel: 735-8300

PCM
Professional Consulting Engineers
1048 Westchester Road
Grand Central, New York 14078
Tel: 735-8300

Schematic Design

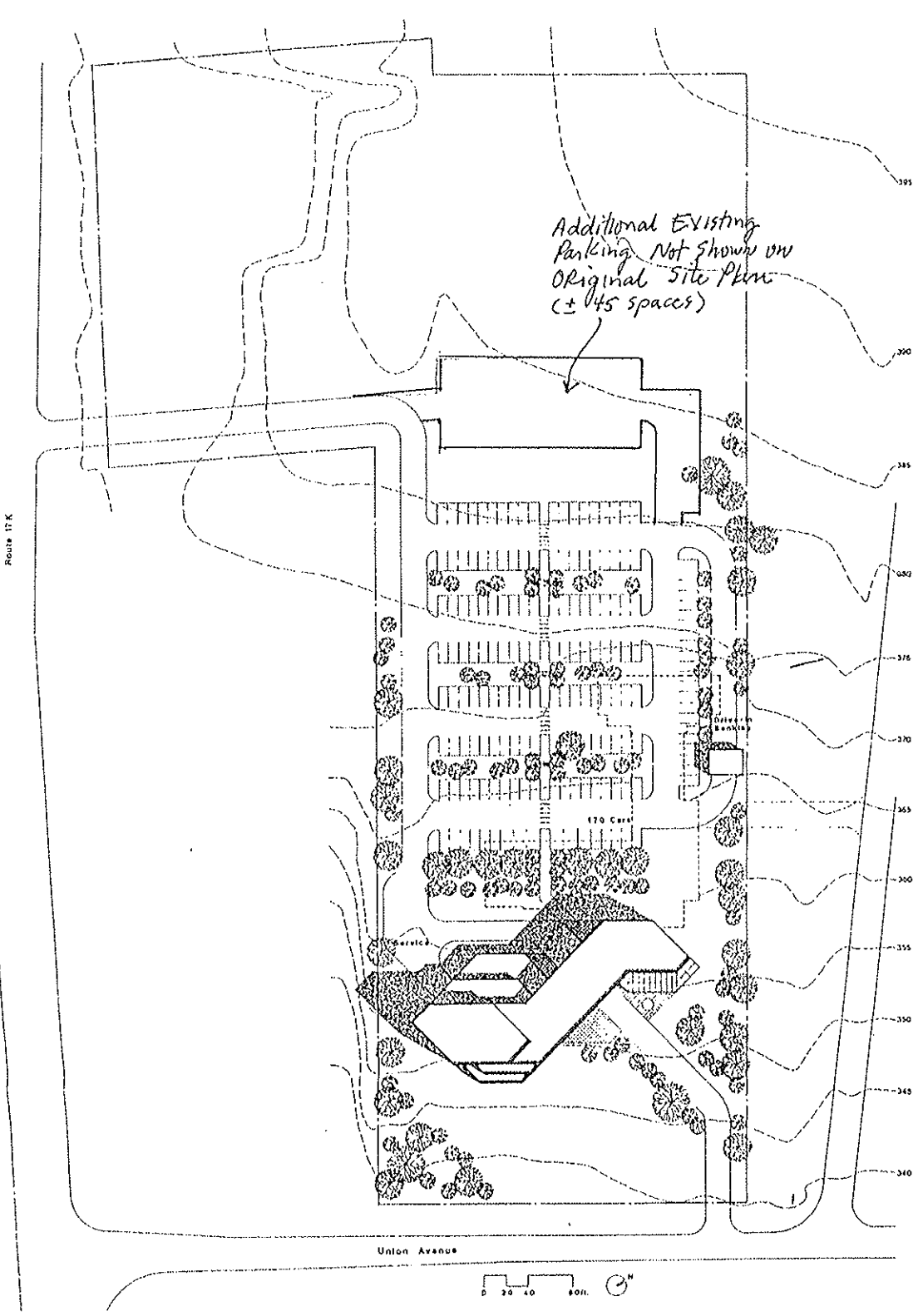
DATE

KEY PLAN

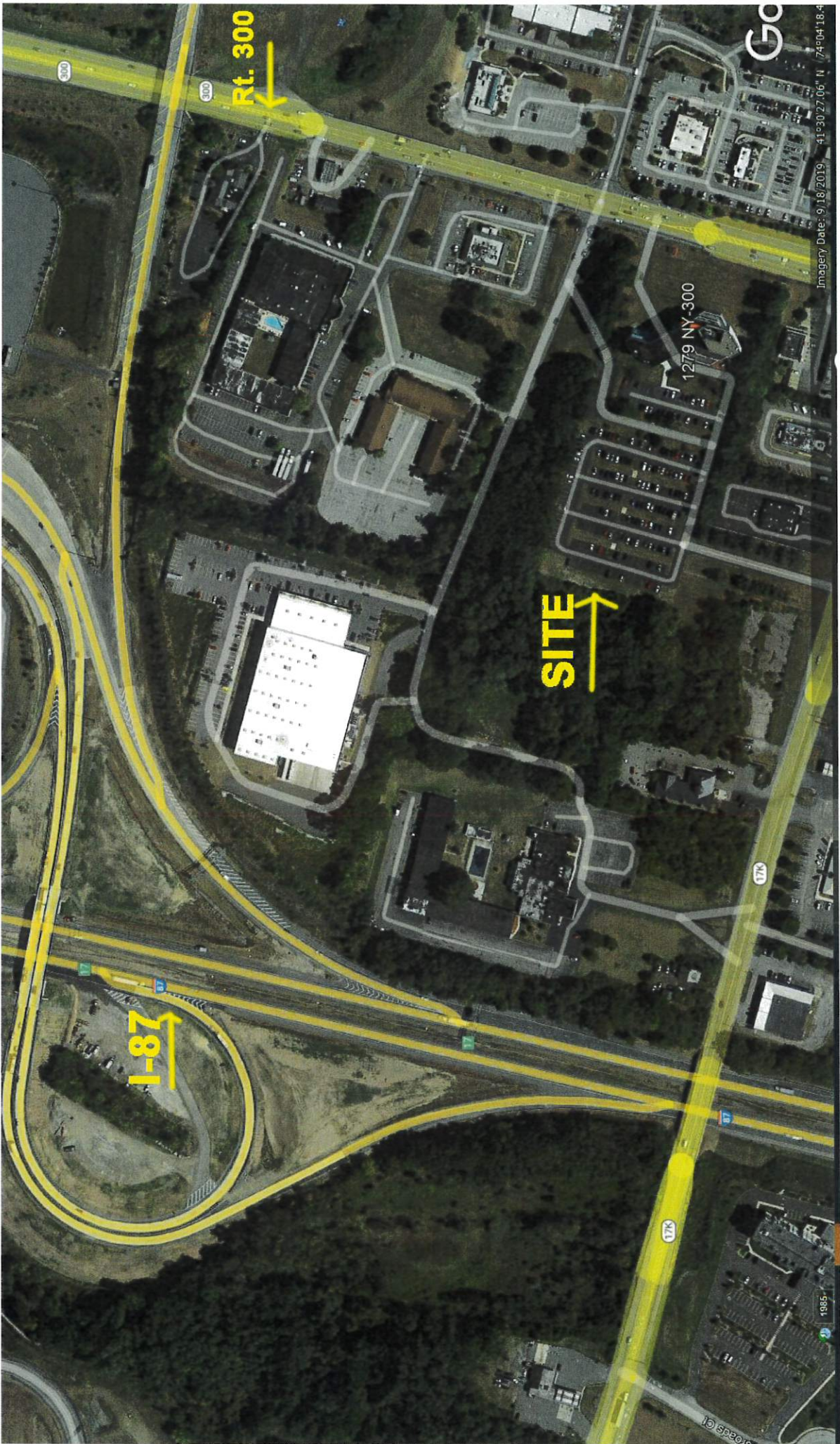


Site Plan

PROJECT: GIBBY C
DATE: 12/18/1988
SCALE:
DESIGNER:
CHECKER:



TOTAL PARKING ± 215 SPACES



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

Rt. 300

SITE

I-87

1279 NY-300

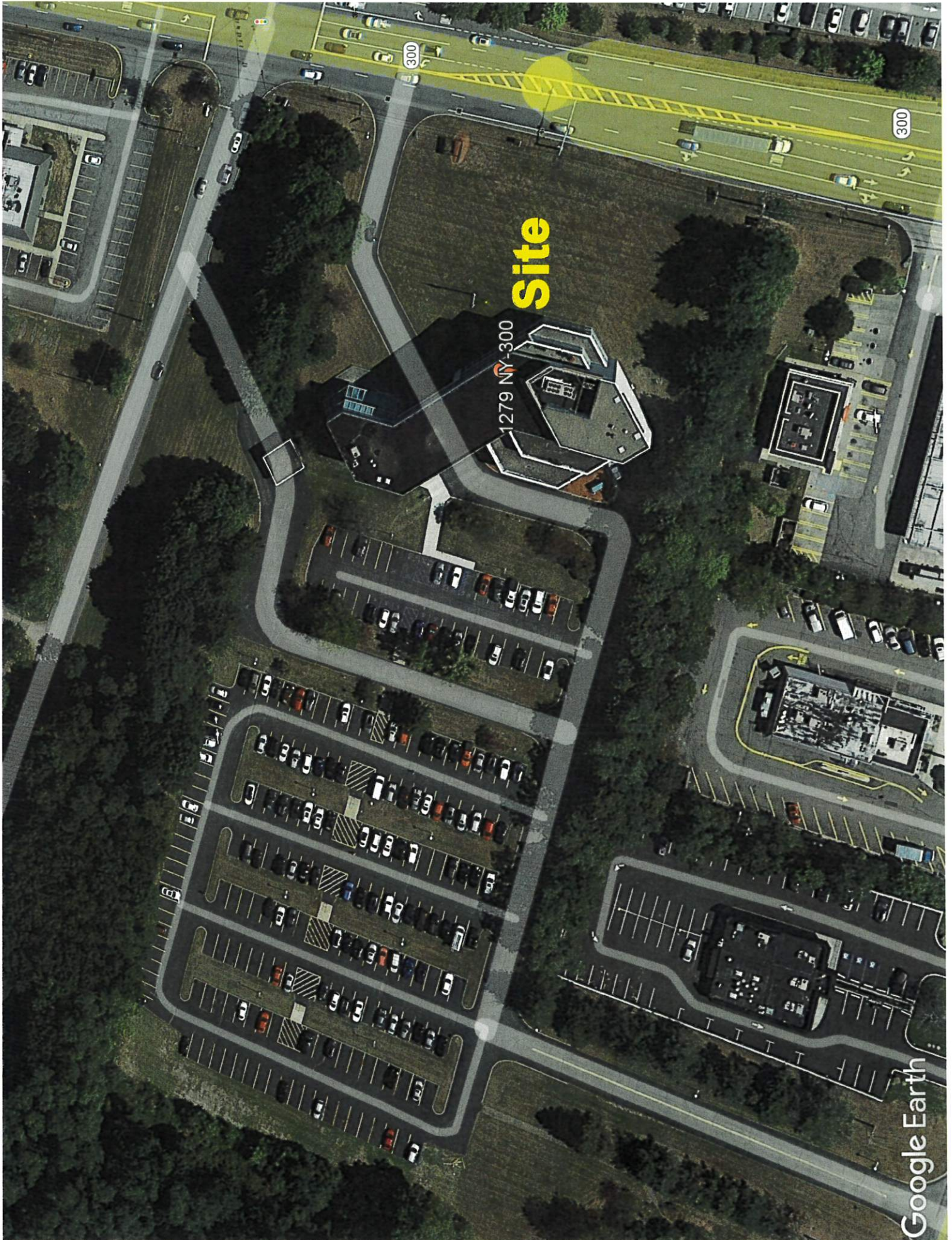
GO

17K

17K

1985

10 Sports



Site

1279 NY-300