

Industrial | For Sublease

CBRE

617 Little Britain Road

126,000 SF Available

617 Little Britain Road
New Windsor, NY 12553
617littlebritainroad.com

Sublease Through June 30, 2029 | Occupancy Starting October 2026



617 Little Britain Road
New Windsor, NY 12553

126,000 SF for Sublease

Prime Hudson Valley Industrial Opportunity

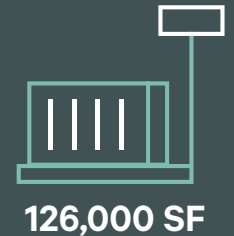
Drive your business forward from New Windsor

High-impact industrial opportunity in one of the Hudson Valley's most accessible corridors. This well-positioned property offers seamless connectivity to I-87, I-84, and Stewart International Airport—making it ideal for distribution, logistics, and light industrial users seeking efficiency and reach.

Located in a thriving commercial hub with a robust workforce, this is a prime chance to elevate your operations in a strategic, cost-effective location just north of the NYC market.

PROPERTY SPECIFICATIONS

- + 126,000 SF total available
- + 20' x 23'3" Column Spacing - 75,400 SF
- + 18'10" x 23'3" Column Spacing - 41,000 SF Expansion
- + 85,000 SF at 14' Clear & 41,000 SF at 28' Clear
- + 9,600 SF Office
- + 11 Dock Doors
- + 3 Drive-in Doors
- + 51 Car Parking Spaces
- + Wet Sprinkler
- + 2,000 Amps
- + Sublease expires June 30, 2029
- + Occupancy starting October 2026



126,000 SF TOTAL BUILDING SIZE



617 Little Britain Road
New Windsor, NY 12553

Contact Us

Brian Golden
+1 201 712 5607
brian.golden@cbre.com

Fred L. Sullivan, II
+1 201 712 5894
fred.sullivan@cbre.com

Thomas Monahan
+1 201 712 5610
thomas.monahan@cbre.com

Larry Schifffenhaus
+1 201 712 5809
larry.schifffenhaus@cbre.com

CBRE

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.



617littlebritainroad.com

126,000 SF Sublease | Premier I-84/I-87 Access

Located in New Windsor with immediate access to I-84, I-87, & Stewart International Airport

KEY DISTANCES

NY-17K	1.5 mi
Stewart Int'l Airport (SWF)	3.3 mi
I-84	4 mi
Newburgh-Beacon Bridge	4.7 mi
I-87 / NY State Thruway	5 mi
Bear Mountain Bridge	17.5 mi
Gov Mario M. Cuomo Bridge	48 mi
George Washington Bridge	60 mi
Newark Liberty Int'l Airport	73 mi
Port Newark / Elizabeth	76 mi

