

## ±3,100 SQ. FT. CLASS “A” OFFICE SPACE



## 289 NORTH PLANK ROAD ORANGE COUNTY, NEWBURGH, NY

FOR ADDITIONAL  
INFORMATION,  
CONTACT

**James Martin**

**Senior Vice President**

**Exclusive Broker**



110 Crystal Run Rd., Ste. 106  
Middletown, NY 10941

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

**Email:**  
**MartinJ@McBrideCorpRE.com**

**On the Web:**  
**www.McBrideCorpRE.com**

### PROPERTY HIGHLIGHTS

- A ±6,400 sq. ft., Class “A”, office building.
- ±3,100 sq. ft. of office space available consisting of seven (7) private offices, a large conference room and two (2) restrooms
- Renovated in 2020
- Finished ceiling heights of 10’
- Paved parking for ±42 vehicles
- Owner occupied

### ACCESSIBILITY

- Excellent visibility on NY Route 32/N. Plank Road
- Approximately 3 miles to I-84, Exit 7
- Approximately 3 1/2 miles to NYS Thruway/I-87

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 FACT SHEET**

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### **FOR LEASE**

**±3,100 SQ. FT. CLASS "A" OFFICE SPACE**



**289 NORTH PLANK ROAD, TOWN OF NEWBURGH, NY**

- LOCATION:** 289 North Plank Road / NY Route 32, in the Town of Newburgh, Orange County, New York.
- ACCESSIBILITY:**
- Approximately three miles to Interstate 84
  - Approximately three and one-half miles to NY State Thruway/I-87
- EXPOSURE:** Excellent visibility on NY Route 32 / North Plank Road, with signage on the roadside tenant directory.
- DESCRIPTION:** Building has a stone veneer and stucco façade and is situated on ±2.8 acres. The building was constructed in 2005 and renovated in 2020. This is a ±6,400 sq. ft. Class "A", owner occupied office building with ±3,100 sq. ft. of office space available, consisting of seven (7) private offices, a large conference room and two (2) restrooms. See attached floor plan.
- CEILINGS:** Finished ceiling heights of 10'.
- UTILITIES:**
- |           |  |
|-----------|--|
| Water:    | Municipal, Town of Newburgh                                    |
| Sewer:    | On-site septic   |
| HVAC:     | Propane-fired heat. Separately metered.                        |
| Electric: | Provided by Central Hudson Gas & Electric. Separately metered. |
- INTERNET:** Verizon FIOS in the available space; Spectrum service also available in the building.



## **PROPERTY FACT SHEET**

**289 North Plank Road  
Town of Newburgh, NY  
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<b>FIRE SAFETY:</b>	Fully sprinklered
<b>TRAFFIC COUNTS:</b>	11,690 vehicles daily
<b>PARKING:</b>	Paved parking for ±42 vehicles.
<b>SIGNAGE:</b>	Signage is available both on the building façade and on the tenant directory sign along North Plank Road.
<b>ZONING:</b>	B – Business, allowing office, retail, personal service, fitness, and veterinarian services (Uses subject to site plan review).
<b>TAXES (2025):</b>	Approximately \$3.15 per sq. ft. (included in rent) in year 1, Tenant to pay any increase in real estate taxes over base year.
<b>CAM CHARGES:</b>	Tenant to pay pro-rata share of landscaping, lawn care, snow plowing and garbage removal which was approximately \$1.26 psf in 2025.
<b>INTERIOR CLEANING:</b>	Tenant shall be responsible for the arranging, and cost of cleaning Tenant's Premises.
<b>LEASE PRICE:</b>	\$18.00 per sq. ft., with 3% per annum increases, plus utilities (propane gas and electric). Rent in year 1 includes base rent and taxes.

**For further information or to arrange a tour, please contact:**

**James Martin, Senior Vice President**  
[martinj@mcbridecorpre.com](mailto:martinj@mcbridecorpre.com)

**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: [nyinfo@mcbridecorpre.com](mailto:nyinfo@mcbridecorpre.com) On the Web: [McBrideCorpRE.com](http://McBrideCorpRE.com)**

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Shared/Public Drive/FACT SHEETS/ORANGE/0-ALL OC EXCL/289 North Plank Road Newburgh\_Fact Sheet\_289 North Plank Road Newburgh\_Dec. 2025.doc  
JM/DL 12/18/2025

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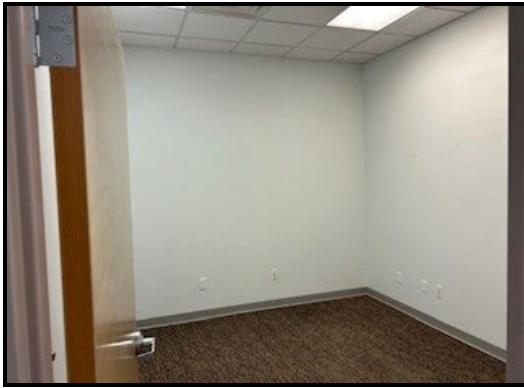
**110 Crystal Run Road, Suite 106, Middletown, NY 10941 • (845) 928-6500**  
New Jersey Office: 201 West Passaic St., Suite 302, Rochelle Park, NJ 07662 • (201) 848-4000 • Fax (201) 891-3565  
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**PROPERTY  
FACT SHEET**

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Town of Newburgh, NY  
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**Private Offices**



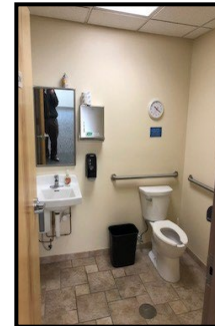
**Private Office**



**Conference Room**



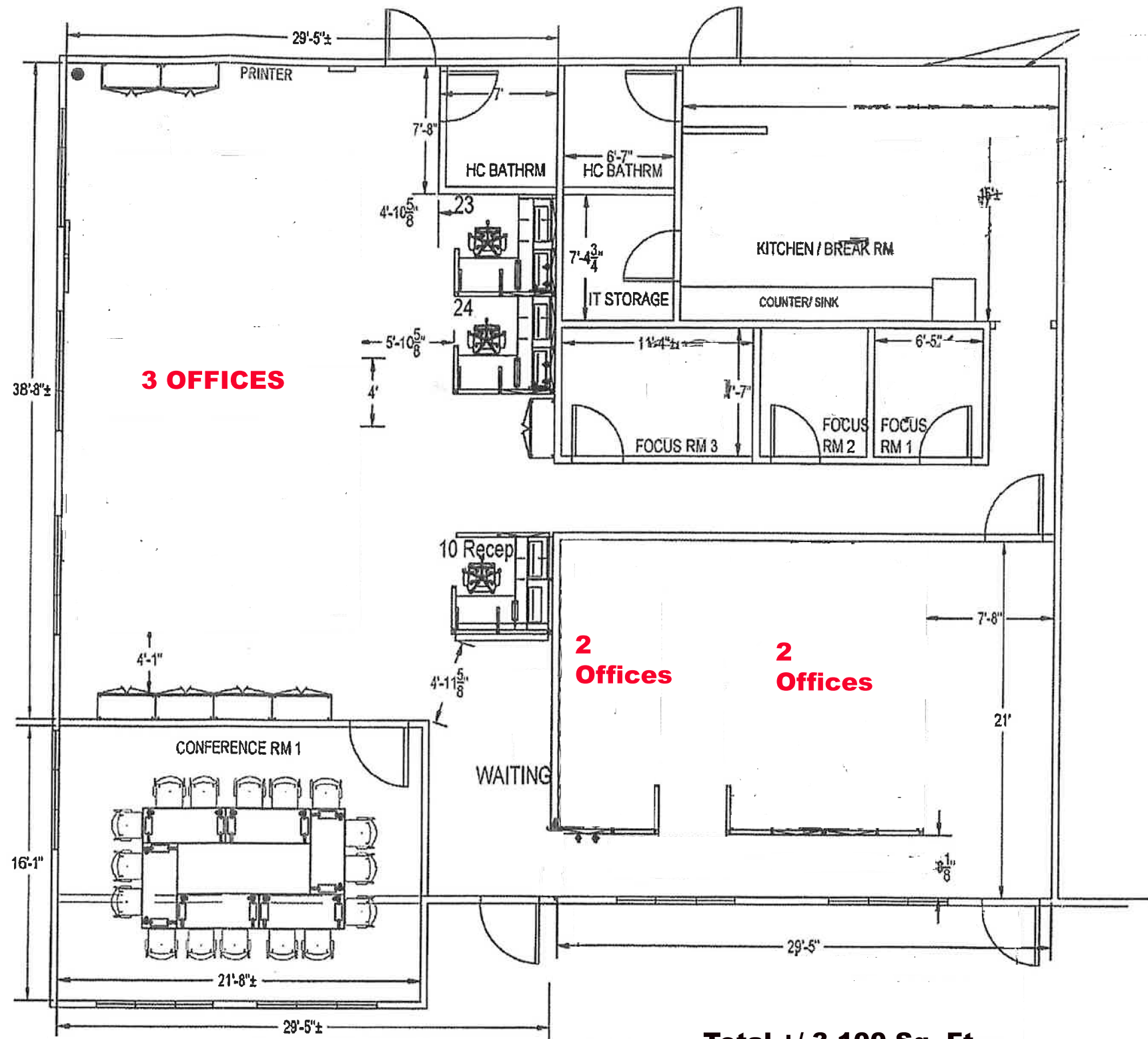
**Kitchen**



**Restroom**

Shared/Public Drive/FACT SHEETS/ORANGE/0-ALL OC EXCL/289 North Plank Road Newburgh\_Fact Sheet\_289 North Plank Road Newburgh\_Dec. 2025.doc  
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**Total +/-3,100 Sq. Ft.**

**289 N. Plank Rd.  
Newburgh, NY**

**DAVIES  
OFFICE**

WWW.DAVIESOFFICE.COM  
43 CROOKVILLE ROAD  
ALBANY, NEW YORK 12204  
PHONE: 518-442-2245

DATE: 2019-12-4

SCALE: 1/8"=1'-0"

DRAWN BY: DT

289 NORTH PLANK RD  
NEWBURGH, NY 12550

REVISION INFO:

NO.	REVISION	DATE
1	-	-
2	-	-
3	-	-
4	-	-
5	-	-
6	-	-
7	-	-
8	-	-
9	-	-

SHEET NO.

**CLEAN**