

±18,048 SQ. FT. CLASS A OFFICE BUILDING FOR LEASE



**460 TEMPLE HILL ROAD,
NEW WINDSOR BUSINESS PARK,
NEW WINDSOR, NEW YORK**

FOR ADDITIONAL
INFORMATION,
CONTACT

James Martin

Executive Vice President

Exclusive Broker



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

PROPERTY HIGHLIGHTS

- ±18,048 sq. ft., single-story masonry and glass, single tenant building in a beautifully landscaped, Class A office park.
- Approximately 17,244 vehicles pass daily
- ±7.0 spaces per 1,000 sq. ft. for a total of 126 parking spaces
- AVAILABLE JUNE 1, 2026

ACCESSIBILITY

- Approximately three miles to New York State Thruway/I-87, exit 17
- Approximately three miles to I-84, exits 36A & 36B
- Approximately three miles to Stewart International Airport

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.



MBCORPRE, INC.

**PROPERTY
FACT SHEET**

FOR LEASE

±18,048 SQ. FT. CLASS A OFFICE BUILDING



**NEW WINDSOR BUSINESS PARK
460 TEMPLE HILL ROAD, TOWN OF NEW WINDSOR, NY**

- LOCATION:** 460 Temple Hill Road, Town of New Windsor, Orange County, New York. Located in the New Windsor Business Park.
- ACCESSIBILITY:**
- Approximately three miles to NY State Thruway / Interstate 87, exit 17
 - Approximately three miles to Interstate 84, exits 36A and 36B
 - Approximately three miles to Stewart International Airport
- TRAFFIC COUNT:** Approximately 17,244 vehicles pass by daily.
- BUILDING:** ±18,048 sq. ft. single-story masonry and glass single tenant building in a beautifully landscaped, Class A office park.
- PARKING:** ±7.0 space per 1,000 sq. ft. for a total of 126 parking spaces.
- HVAC:** Individual air-conditioning and heating unit (gas-fired forced warm air heating).
- INTERNET:** Spectrum, Verizon FIOS
- SPRINKLERS:** Wet



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**460 Temple Hill
New Windsor, NY
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LEASE TERM: Ten (10) years preferred

AVAILABLE: June 1, 2026

RENTAL: \$24.00 psf, with 3% per annum increases. Rent includes taxes and CAM base year plus utilities.

**LANDLORD'S
WORK:** Negotiable.

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

James Martin, Executive Vice President/Principal
martinj@mbcorpre.com

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
On the Web: McBrideCorpRE.com

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110 Crystal Run Road, Suite 106, Middletown, NY 10941 • (845) 928-6500 • Fax (845) 703-8115
New Jersey Office: 201 West Passaic St., Suite 302, Rochelle Park, NJ 07662 • (201) 848-4000 • Fax (201) 891-3565
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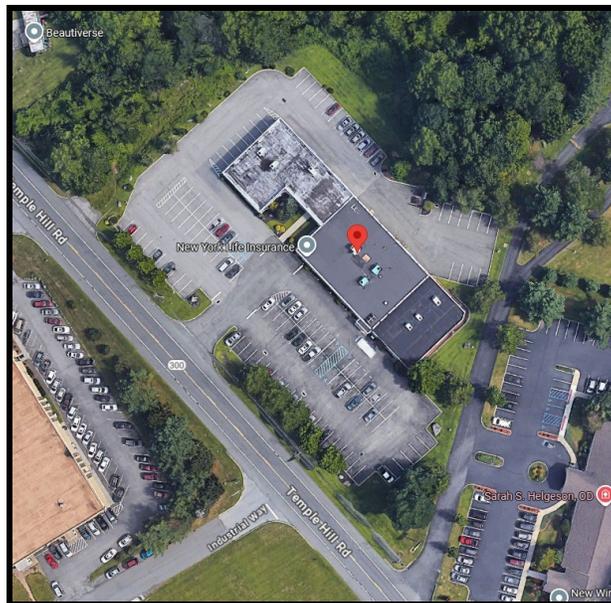




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