

# SPACE AVAILABLE FOR LEASE WITHIN 39,135 SQ. FT. CLASS A OFFICE BUILDING



***New York International Plaza  
33 Airport Center Drive,  
New Windsor, NY***

***Spectacular views overlooking the  
Shawangunk Mountains and  
Stewart International Airport***

FOR ADDITIONAL  
INFORMATION,  
CONTACT

**James Martin**  
Senior Vice President

**Exclusive Broker**



5 Corporate Dr., Ste 201  
Central Valley, NY 10917

**Phone: (845) 928-6500 Ext. 15**

**Fax: (845) 928-7838**

**Email:**

**MartinJ@McBrideCorpRE.com**

**On the Web:**

**[www.McBrideCorpRE.com](http://www.McBrideCorpRE.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.

## PROPERTY HIGHLIGHTS

- Location:** 33 Airport Center Drive, New Windsor, Orange County, New York. Located within the New York International Plaza
- Accessibility:**
- Easy access from I-84 and Route 207
  - Adjacent to Stewart International Airport
  - Only one hour to New York City
- Available Space:** ±941 and ±594 sq. ft. available on lower level. Available for storage.
- Building Highlights:**
- Ample on-site surface parking, 4.0 spaces/1000
  - Fully ADA accessible
  - On-site conference room with fiber optic infrastructure
  - On-site storage available
  - On-site property management
- Tenants:**
- Transportation Security Administration (TSA)
  - Empire State Development
  - McGoey, Hauser & Edsall Engineers
  - New York State Office of Comptroller



## **PROPERTY FACT SHEET**

### **SPACE AVAILABLE FOR LEASE WITHIN ±39,135 SQUARE FOOT BUILDING**



### **NEW YORK INTERNATIONAL PLAZA 33 AIRPORT CENTER DRIVE, NEW WINDSOR, NY**

**LOCATION:** 33 Airport Center Drive, New Windsor, Orange County, New York.  
Located within the New York International Plaza.

**ACCESSIBILITY:**

- Easy access from I-84 and Route 207.
- Adjacent to Stewart International Airport.
- Only one (1) hour to New York City.

**AVAILABLE SPACE:**

Lower Level Floor (available for storage use):

Suite 3:	±941 sq. ft.
Suites 14:	±594 sq. ft.

**BUILDING HIGHLIGHTS:**

- Ample on site surface parking, 4.0 spaces/1000
- Fully ADA accessible.
- On site conference room with fiber optic infrastructure.
- On site storage available.
- On site property management.
- Spectacular views overlooking the Shawangonk Mountains and Stewart International Airport.



**PROPERTY  
FACT SHEET**

***33 Airport Center Drive  
New Windsor, NY  
Page 2 of 2***



**TENANTS:**

- Transportation Security Administration (TSA)
- Empire State Development
- McGoey, Hauser, & Edsall Engineers
- New York State Office of Comptroller

**LEASE TERM:** The length of the lease term shall be a minimum of five (5) years.

**RENTAL:** \$12.00 psf, modified gross, plus utilities and tenant cleaning. Includes CAM & Taxes of \$5.58 psf in the base year.

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

**James Martin, Senior Vice President**

**EXCLUSIVE BROKER**

**McBRIDE CORPORATE REAL ESTATE, INC.  
5 Corporate Drive, Suite 201 ■ Central Valley, NY 10917  
845-928-6500 ext. 15 Fax 845-928-7838**

**E-mail address: [martinj@mcbridecorp.com](mailto:martinj@mcbridecorp.com) Web Site: [www.McBrideCorpRE.com](http://www.McBrideCorpRE.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.

S:\Public\FACT SHEETS\ORANGE\Fact Sheet\_33 Airport Center Drive New Windsor.doc JM/DL 8/16/18

**33 AIRPORT CENTER DRIVE,  
NEW WINDSOR, NY**



**CONFERENCE ROOM**



**CONFERENCE ROOM**



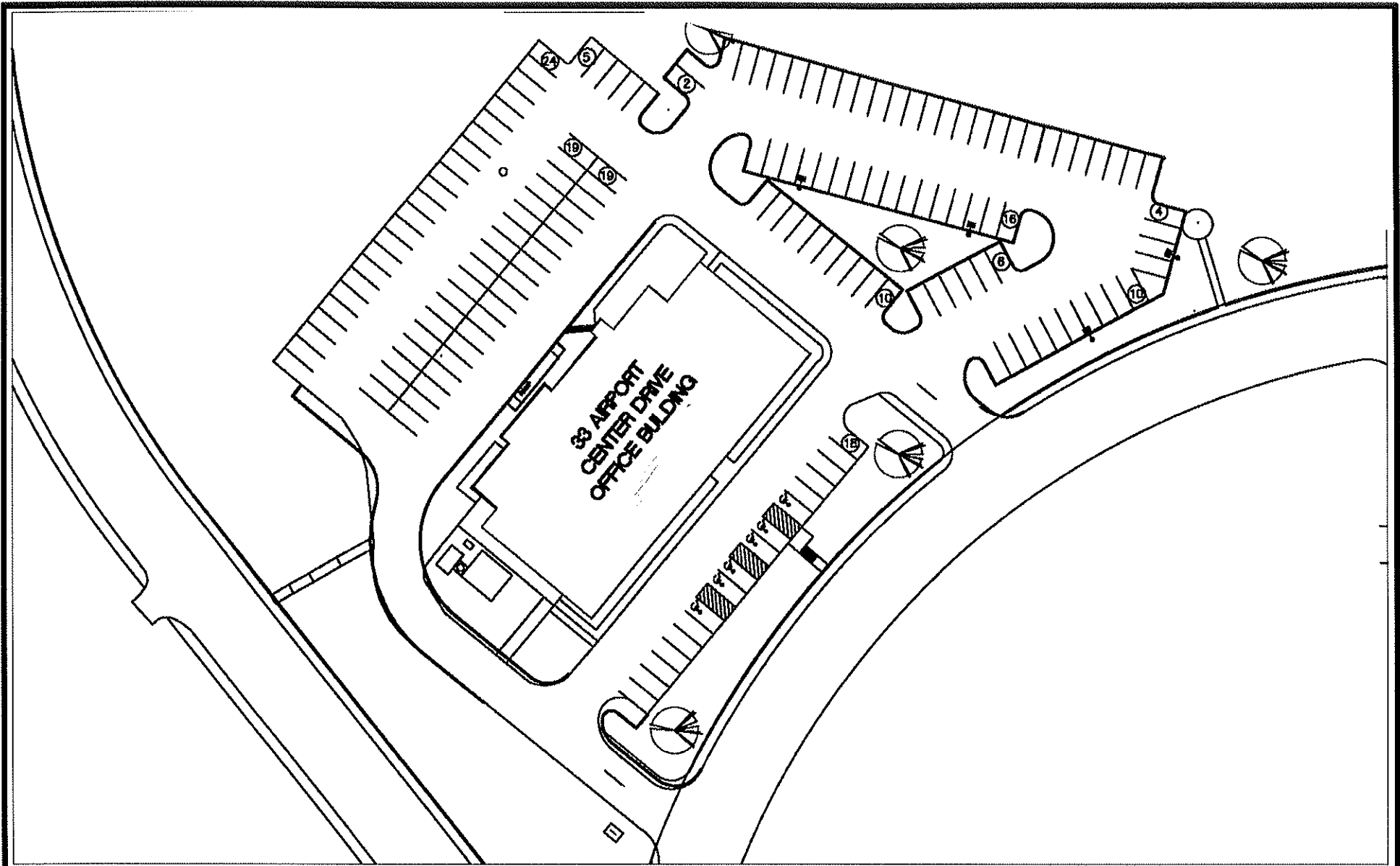
**CONFERENCE ROOM**



**PANTRY OFF CONFERENCE ROOM**

Diagram of Demised Premises





**FIRST COLUMBIA**  
INTERNATIONAL GROUP, LLC

33 AIRPORT CENTER DRIVE  
NEW WINDSOR, NY 12553

PROJECT  
TITLE:

33 AIRPORT  
CENTER DRIVE

SHEET TITLE:  
SITE PLAN

SHEET:  
S-1

DRAWN  
BY: SRB

DATE:  
6/14/07

SCALE:  
1:70