



PROPERTY FACT SHEET

**AVAILABLE FOR LEASE
±4,414 SQ. FT. FULLY FURNISHED OFFICE SPACE
WITHIN THIS ±13,359 SQ. FT. BUILDING**



**831 LITTLE BRITAIN ROAD,
NEW WINDSOR, NEW YORK**

- LOCATION:** At the intersection of Little Britain Road a.k.a. NY Route 207 and Temple Hill Road / NY Route 300, in the Town of New Windsor, Orange County, NY
- ACCESSIBILITY:**
- Less than two miles to NY State Thruway / Interstate 87, exit 17
 - Approximately two miles to Interstate 84, exit 7
 - Approximately two miles to Stewart International Airport
- EXPOSURE:** The building has ±720 feet road frontage with high visibility and traffic with ±26,000 vehicles passing daily.
- DESCRIPTION:** This two-level, ±13,359 sq. ft. building situated on ±3.1 acres. Both levels have on-grade access. The available space includes upper level office space and lower level storage space. The upper and lower level space can be leased separately.
- UTILITIES:**
- | | |
|-----------|---|
| Water: | Municipal, Town of New Windsor |
| Sewer: | Municipal, Town of New Windsor |
| Electric: | Provided by Central Hudson |
| HVAC: | Natural gas-fired, forced warm air heat.
Central air conditioning on upper level; no a/c on lower level. |

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Conference Room



Private Office



Upper Level Open Office Area with Cubicles

OFFICE SPACE: Approximately 4,414 sq. ft. of fully furnished office is available on the upper level. The \pm 4,414 sq. ft. space is divided into two areas, separated by a glass block radius wall. The space is surrounded by windows on three sides, providing lots of natural light. Presently, the layout includes four private offices, a corner conference room, a break/lunch room, and the balance of the space is open landscaping with custom fit cubicles (see attached floor plan).

STORAGE SPACE: Approximately 2,500 sq. ft. storage space is available on the lower level.

PARKING: Approximately 40 spaces for entire building (expandable).

ZONING: HC – Highway Commercial (see attached zoning information)

OCCUPANCY: Immediate

LOADING: The lower level of the building has one tail-gate level loading door (8' x 8'4") and one drive-in door (10' x 8'). To be shared with other tenant.

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Views of Lower Level



Distribution Space



Storage Space

**CEILING
HEIGHTS:**

Upper level: Approximately 9'10", suspended ceilings, front portion of the 4,414 SF
Approximately 8', suspended ceilings, rear portion of the 4,414 SF

Lower level: Approximately 8' - 9'

NETWORK:

Cat 5 wired

LEASE TERM:

Flexible



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RENTAL RATE: The upper and lower level spaces can be leased separately

Upper level office space: \$15.00 per sq. ft. modified gross rental (rental to include Taxes and CAM) plus utilities.

Lower level storage space: \$10.00 per sq. ft. modified gross rental (rental to include Taxes and CAM) plus utilities.

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

**James Martin
Senior Vice President**

EXCLUSIVE BROKER

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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.

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