484 TEMPLE HILL ROAD, ORANGE COUNTY, NEW WINDSOR, NY

PROPERTY HIGHLIGHTS

• An +/-18,297 sq. ft., single-story masonry and glass multi-tenanted building in a beautifully landscaped, Class A office park.
• Available for lease: Suite 101 - +/-2,791 sq. ft. corner office.
• Additional space in the building can be made available providing up to +/-16,000 sq. ft.
• +/-5.0 spaces per 1,000 sq. ft.

ACCESSIBILITY

• Approximately three miles to New York State Thruway/I-87, exit 17
• Approximately three miles to I-84, exit 7
• 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.
FOR LEASE

±2,700 - ±16,000 SQ. FT. OFFICE SPACE
NEW WINDSOR BUSINESS PARK

484 TEMPLE HILL ROAD/ROUTE 300, TOWN OF NEW WINDSOR, NY

LOCATION: 484 Temple Hill Road / NY Route 300 at Commerce Drive in the Town of New Windsor, Orange County, NY

DRIVING TIMES:
▪ Approximately three miles to NY State Thruway / Interstate 87, exit 17
▪ Approximately three miles to Interstate 84, exit 7
▪ Approximately three miles to Stewart International Airport

DESCRIPTION: An ±18,297 sq. ft. single-story masonry and glass multi-tenant building in a beautifully landscaped, Class A office park.

AVAILABLE SPACE:
Suite 101: ±2,791 sq. ft. corner office.
▪ Additional space in the building can be made available providing up to ±16,000 sq. ft.

PARKING: ±5.0 space per 1,000 sq. ft.

HVAC: Individual air-conditioning and heating units for each suite (gas-fired forced warm air heating).

INTERNET: Time Warner Cable/Spectrum, Verizon FIOS, and Lighttower Fiber Network
LEASE TERM: Minimum five years preferred.

RENTAL: $21.00 per sq. ft., modified gross plus utilities. The rental rate includes operating expenses (except cleaning) and real estate taxes at their base year level.

LANDLORD’S WORK: Negotiable

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

James Martin, Senior Vice President

EXCLUSIVE BROKER

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484 Temple Hill Road
Suite 101
+2,791 sq. ft.