

239 Lakeside Road
NEWBURGH, NY | ORANGE COUNTY



2 PROFESSIONAL OFFICE SUITES

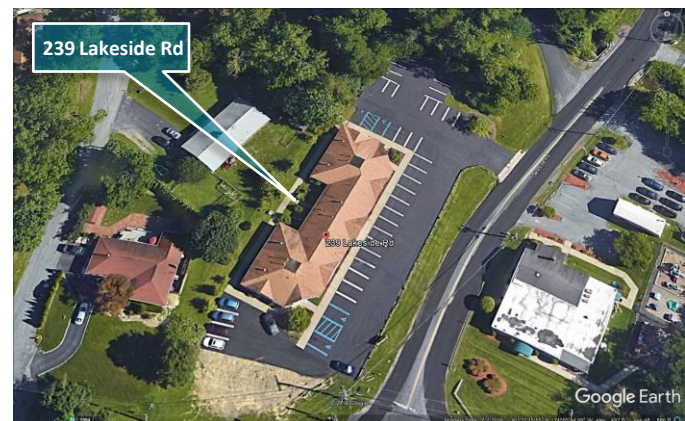
AVAILABLE FOR LEASE



**Up to 3,950 SQ. FT. Available
in a Modern Professional Office Building**

Property Highlights

- Two office suites now available for lease in a 6,300 sq. ft. professional office building
- Available suites include 1,650 sq. ft. and 2,300 sq. ft. which can be combined for a total of 3,950 sq. ft.
- Very good condition
- Excellent corner location at Route 52 signalized intersection; easy access to NYS Thruway (I-87) and I-84
- 36 parking spaces
- Municipal water and sewer
- Traffic count: 7,420 AADT @ Route 52 (2016, NYSDOT)



LEASE RATE: \$15/SF MODIFIED GROSS

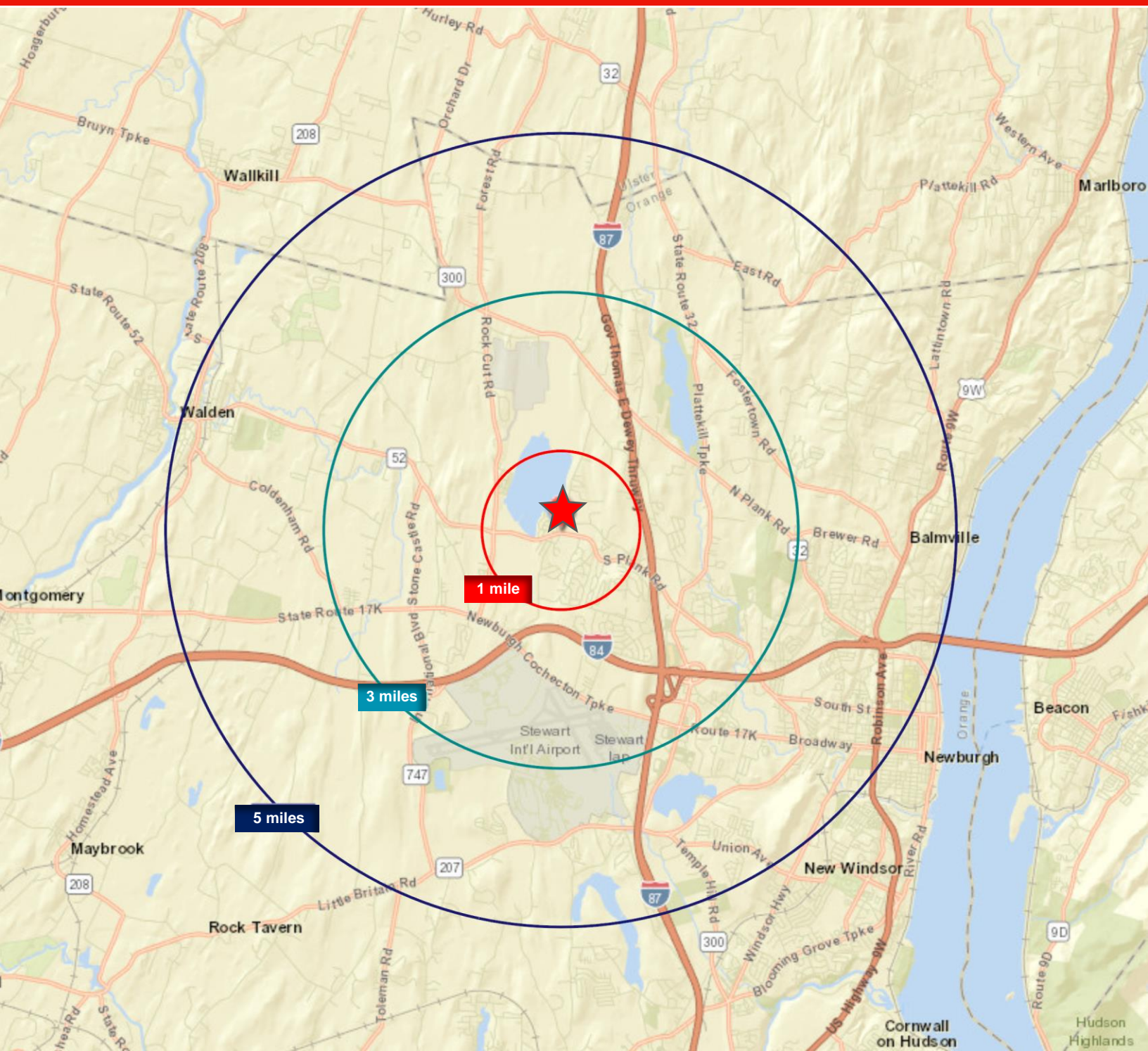
For more information, please contact:

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