



2000 CORPORATE DRIVE
ORANGEBURG, NEW YORK

**235,000 sq. ft. corporate-built,
office & data center facility with
exceptional infrastructure.**

2000 Corporate Drive is well-
suited for **disaster recovery,**
R&D or life sciences.

CBRE



Lake Tappan

NY
NJ

ON-SITE INFRASTRUCTURE TO POWER ANY TENANT REQUIREMENT



Orange & Rockland
Electrical Substation

Daikin America

Clarins Group

Diversified Glass
and Storefronts

Bloomberg

Aalborg

Icco Cheese

Zagwear

Keebler

Cerovene



2000 CORPORATE DRIVE



PROPERTY ADDRESS

2000 Corporate Drive
Orangeburg New York, 10962

AMENITIES

Cafeteria, Outdoor Patio,
Fitness Center, Day Care Center

H.V.A.C.

Office space: Central system of boilers, cooling towers, chillers, air handling units, and fan coil units; split systems

Data center: (57) 20-30 ton
Liebert DX units

FIBER

Enterprise data center and colocation service provider data center are proximate to the property. Six fiber providers available within a one mile radius.

EMERGENCY POWER SUPPLY

12MW Diesel Generator Plant with
30,000 gallons of fuel storage

BUILDING SIZE

±235,000 sq. ft.
Typical floor: 58,750 sq. ft. (*highly divisible*)

ZONING

LIO
Light Industrial Office

ELECTRICAL

Two redundant utility feeds from on-site substation:
+ 35 MVA, 135 KV Transformers
+ 13.2 KV Distribution Switchgear
Total of 11,600 KW existing capacity

DATA CENTER

±32,844 sq. ft. of data center
(*expandable to the entire 1st and 2nd floors*)

UPS

5,800 KVA Redundant System



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