



**PROPERTY
FACT SHEET**

OFFICE SPACE FOR LEASE

±1,600 SQ. FT. TO ±9,000 SQ. FT.



**NEW WINDSOR BUSINESS PARK
100 COMMERCE DRIVE / ROUTE 300, TOWN OF NEW WINDSOR, NY**

LOCATION: 100 Commerce Drive/ NY Route 300 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: ±18,454 sq. ft. single-story masonry and glass multi-tenanted building in a beautifully landscaped, Class A office park.

AVAILABLE SPACE:

*Suite 102: ±2,544 sq. ft. corner office
*Suite 103: ±3,500 sq. ft. office
*Suite 105: ±2,895 sq. ft. corner office
***These suites are contiguous up to ±8,939 sq. ft.**
Suite 104: ± 534 sq. ft. office
Suite 107: ±1,652 sq. ft. office

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).



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- 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 levels.
- LANDLORD'S WORK:** Negotiable

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

**James Martin, Senior Vice President
*EXCLUSIVE BROKER***

**McBride Corporate Real Estate, Inc.
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Note: Information submitted herein is subject to errors; omissions; changes of price; rental, or other conditions; withdrawal without notice; and to any special listing conditions imposed by or principals. All areas and dimensions are approximate.

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