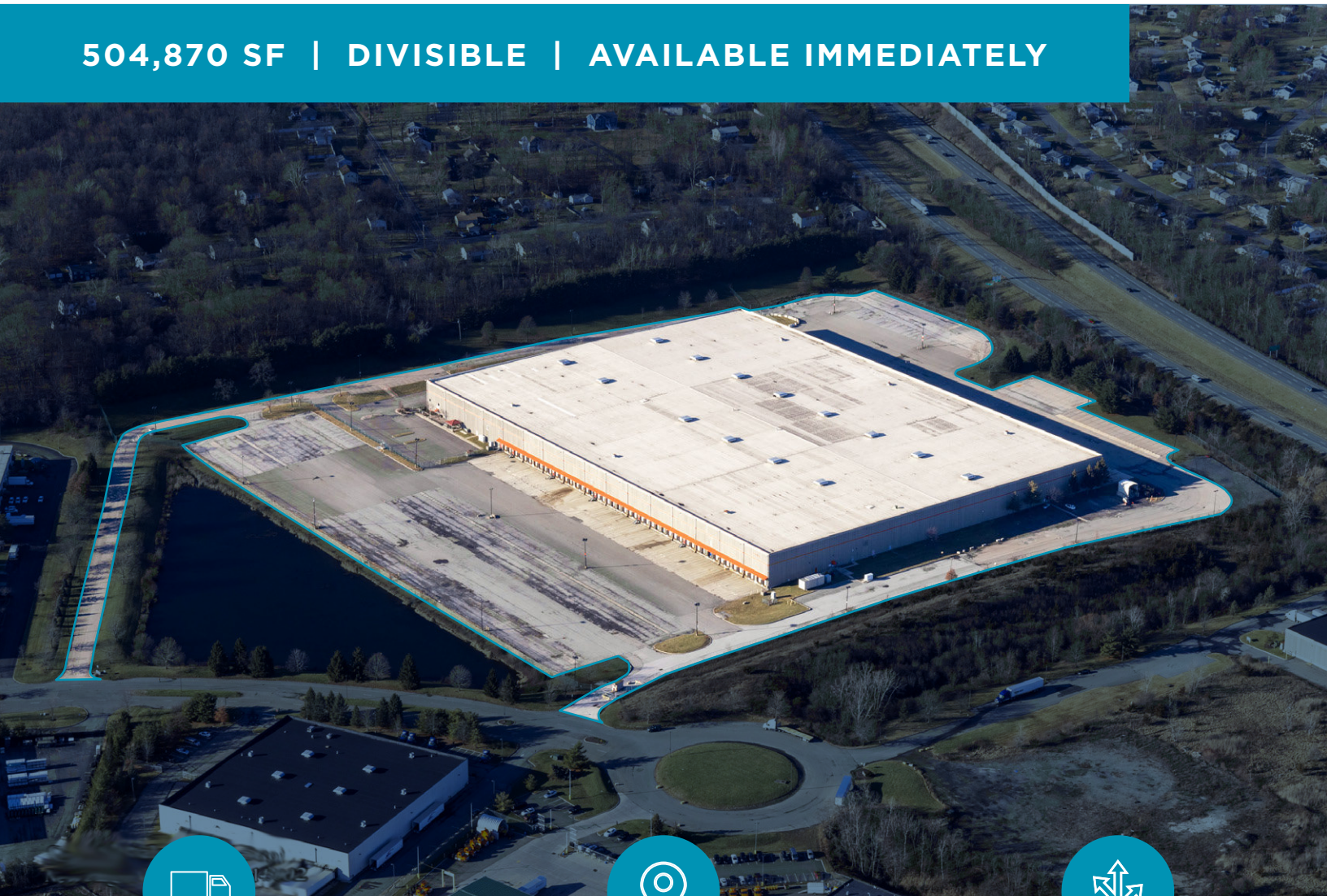


1500 CORPORATE BOULEVARD

NEWBURGH, NEW YORK | **FOR SUBLEASE**

504,870 SF | DIVISIBLE | AVAILABLE IMMEDIATELY



**ABUNDANT
TRAILER PARKING**



**DIRECT ACCESS TO I-84, I-87, &
NEWBURGH-BEACON BRIDGE**



**LAST-MILE
DISTRIBUTION**

PROPERTY OVERVIEW



89 LOADING DOCKS



1 DRIVE-IN DOOR



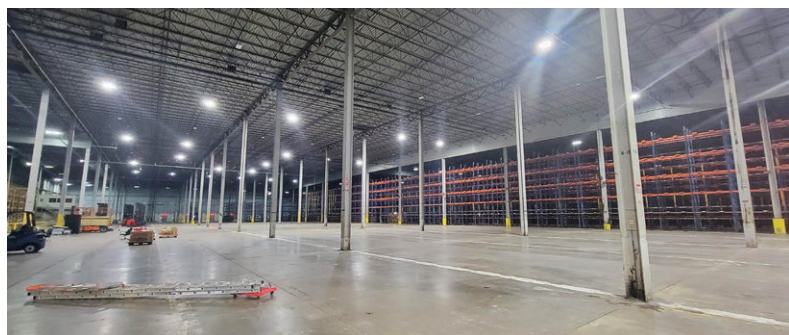
250 CAR SPACES



318 TRAILER SPACES

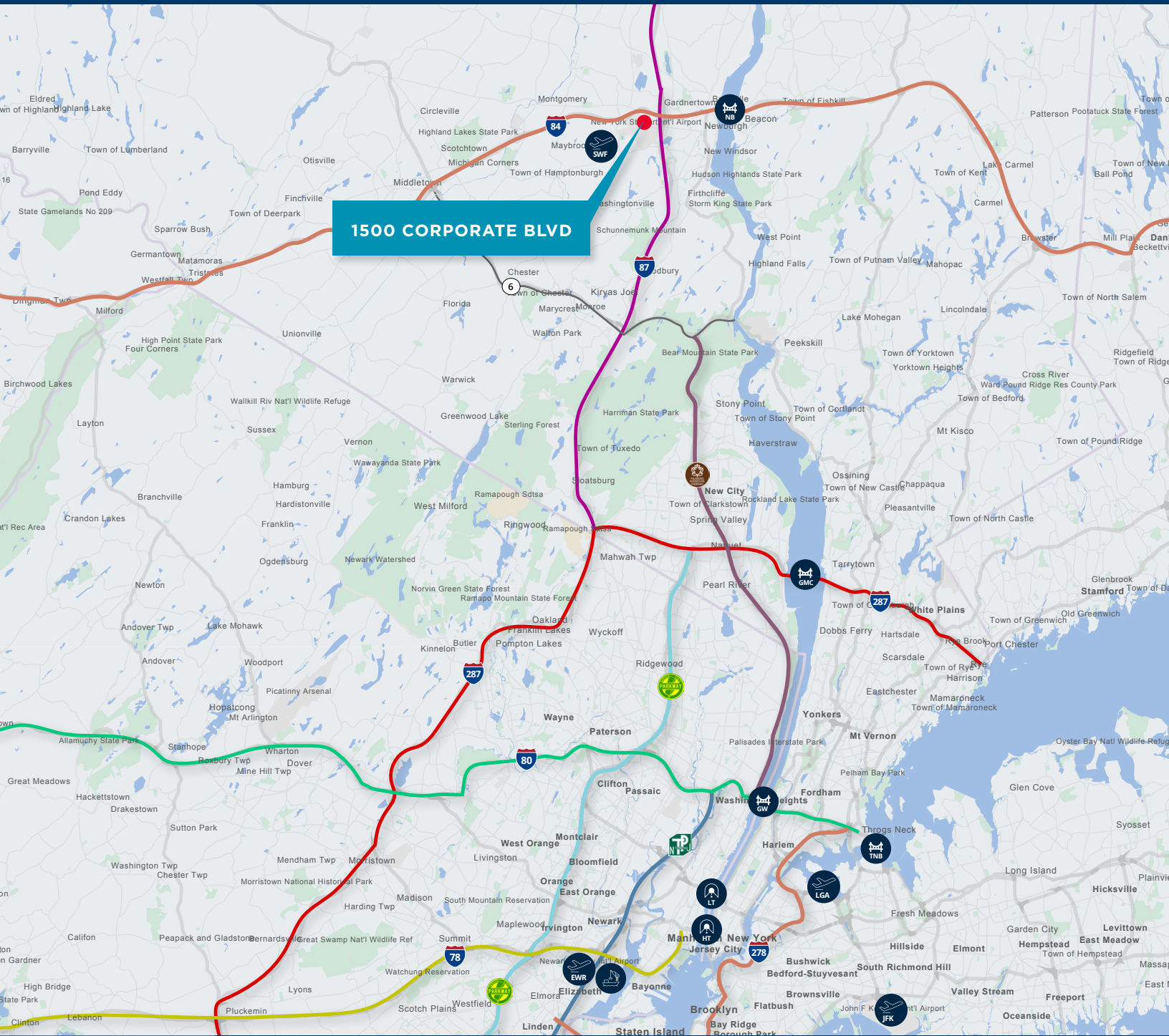
504,870 SF AVAILABLE

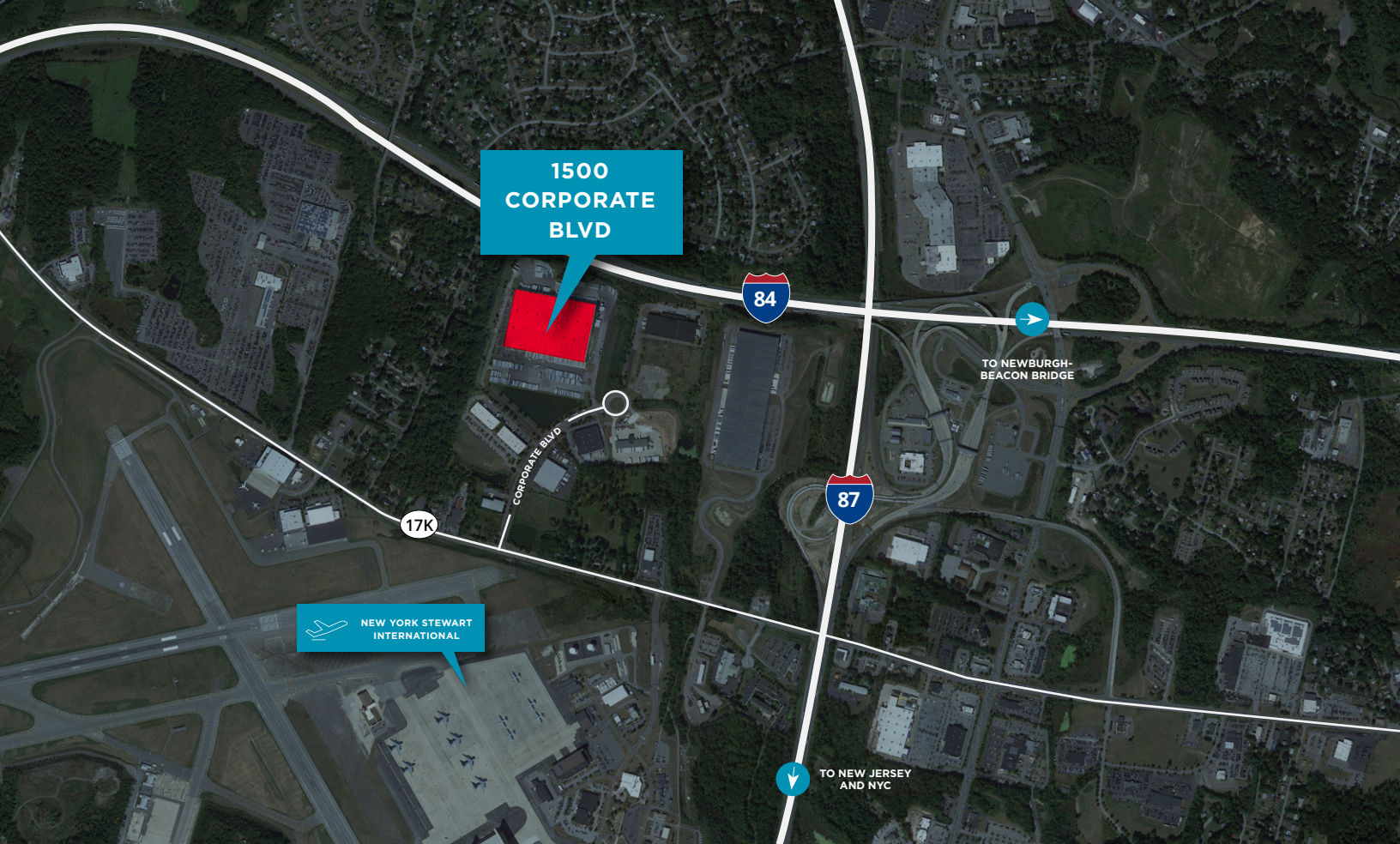
Total Building SF	504,870 SF
Year Built	1992 New Roof in 2017
Office Size	17,698 SF
Acreage	51.03 Acres
Loading Docks	89
Drive-In Doors	1
Car Parking	250 Spaces
Trailer Parking	318 Spaces
Tractor Parking	60 Spaces
Column Spacing	52' x 42'
Clear Height	40'
Power	(2) 1600 amps, 480/277 volts, 3 phase, 4 wire (1) 2500 amps, 480/277 volts, 3 phase, 4 wire
Racking	Fully Racked (297,550 SF)



EXCELLENT HIGHWAY CONNECTIVITY

Interstate 84	1.8 mi
Interstate 87	2.3 mi
NY Stewart Int'l Airport	4.7 mi
Newburgh-Beacon Bridge	5.4 mi
Palisades Parkway	25 mi
Cuomo (Tappan Zee) Bridge	42 mi
Port of Newark/Elizabeth	70 mi





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