

1900 Corporate Blvd.

1900 Corporate Blvd.
Newburgh, NY 12550



GROSS LEASABLE AREA

110,000 sf

PARKING

55

PARKING RATIO

0.5/1,000

Building Specifications

Size: 110,000 sf

Built in: 1990

Ceiling Height: 24' clear ceilings.

Roof: The roof is a built-up roof over 22 gauge, 1 ¼ inch painted metal roof deck.

Flooring: Floor is 8" thick reinforced concrete slab on grade.

Column Spacing: 40' x 50'

Electrical capacity/voltage: 600-amp; 480/277 volt, 3 phase

Parking: 0.5/1000

Zoning: I-B, Interchange Business

Loading: 5 loading docks (8'w x 10'h).

Sprinklers: 100% wet system

HVAC: Natural gas-fired unit heaters in warehouse. Gas-fired HVAC in offices. 3 air changes /hr in warehouse through roof-mounted exhaust fans

Natural Gas: 2" diameter main at 60 psi pressure



Details

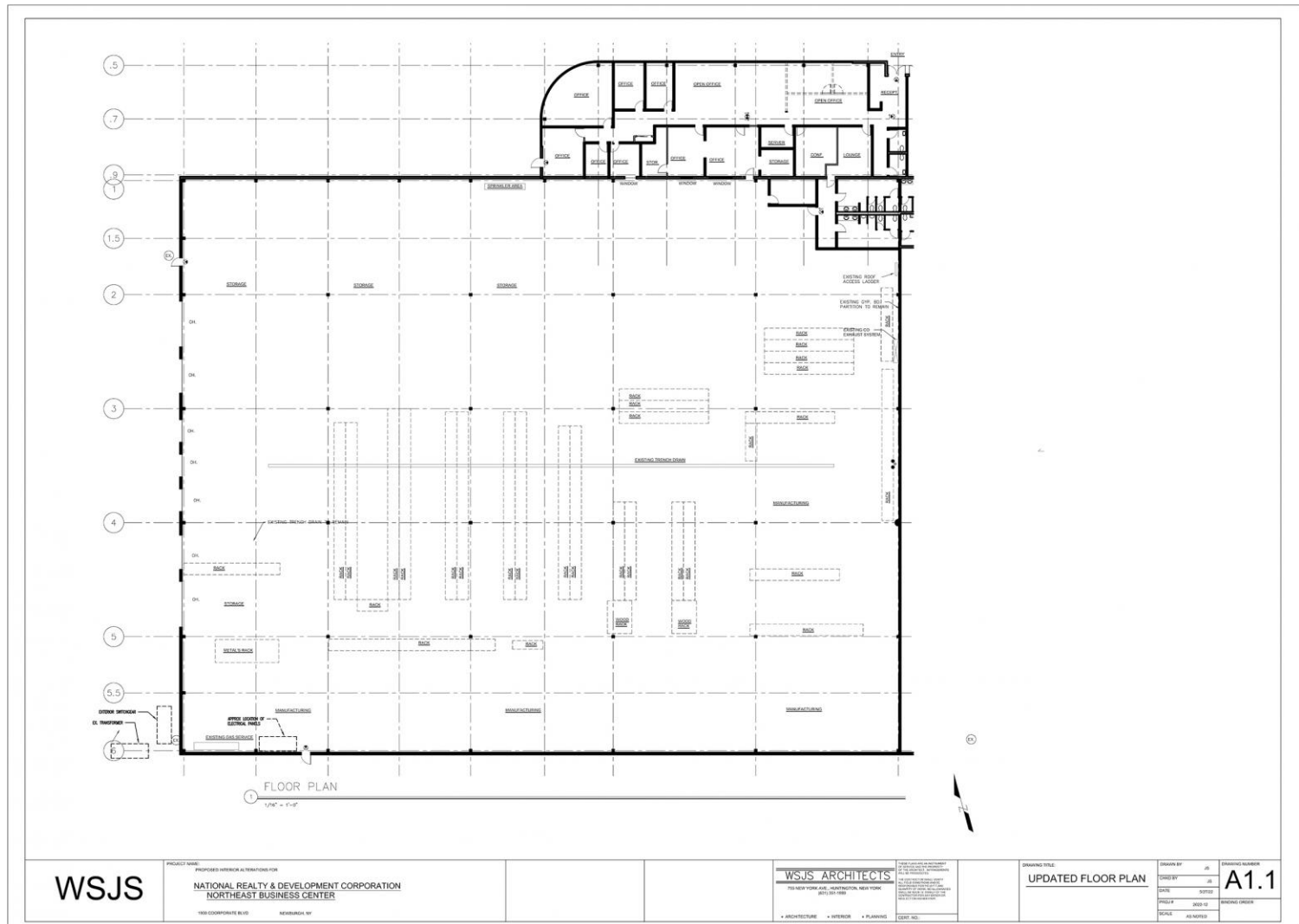
- This 110,000 sq. ft. single-story building sits on 10 acres. Steel frame and concrete panel building built in 1990.
- Approximately 50,000 sq. ft. warehouse space, +/-2,500 sq. ft. of finished office space available, and +/-2,500 sq. ft. of unfinished/raw office space available.
- Signalized intersection at Route 17K and the business park access road.
- Access to roads via NY Route 17K and Route 300 Thruway (I-87), exit 17.

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Space Available

Warehouse & Office:
55,000 sf



Leasing Contacts



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