

# Newburgh South Logistics Center

700 SOUTH STREET, NEWBURGH, NY 12550

[Newburghsouthlogisticscenter.com](http://Newburghsouthlogisticscenter.com)

**422,983 sq. ft.**  
AVAILABLE

**75 total**  
DOCK DOORS

**Build-to-suit**  
OFFICE AREA

**122**  
TRAILER SPACES

**40'**  
CLEAR HEIGHT

**58' x 52'**  
COLUMN SPACING

**DELIVERY Q3 2026**

## Features

A 422,983 sq. ft. building on 49.60 Acres.

75 loading docks with an amazing 190' truck court depth.

Superior Access - One mile off I-84, Exit 37 and 2 miles off of the intersection of I-87 and I-84.

Reach 1/3 of the US population in 1 day truck drive.

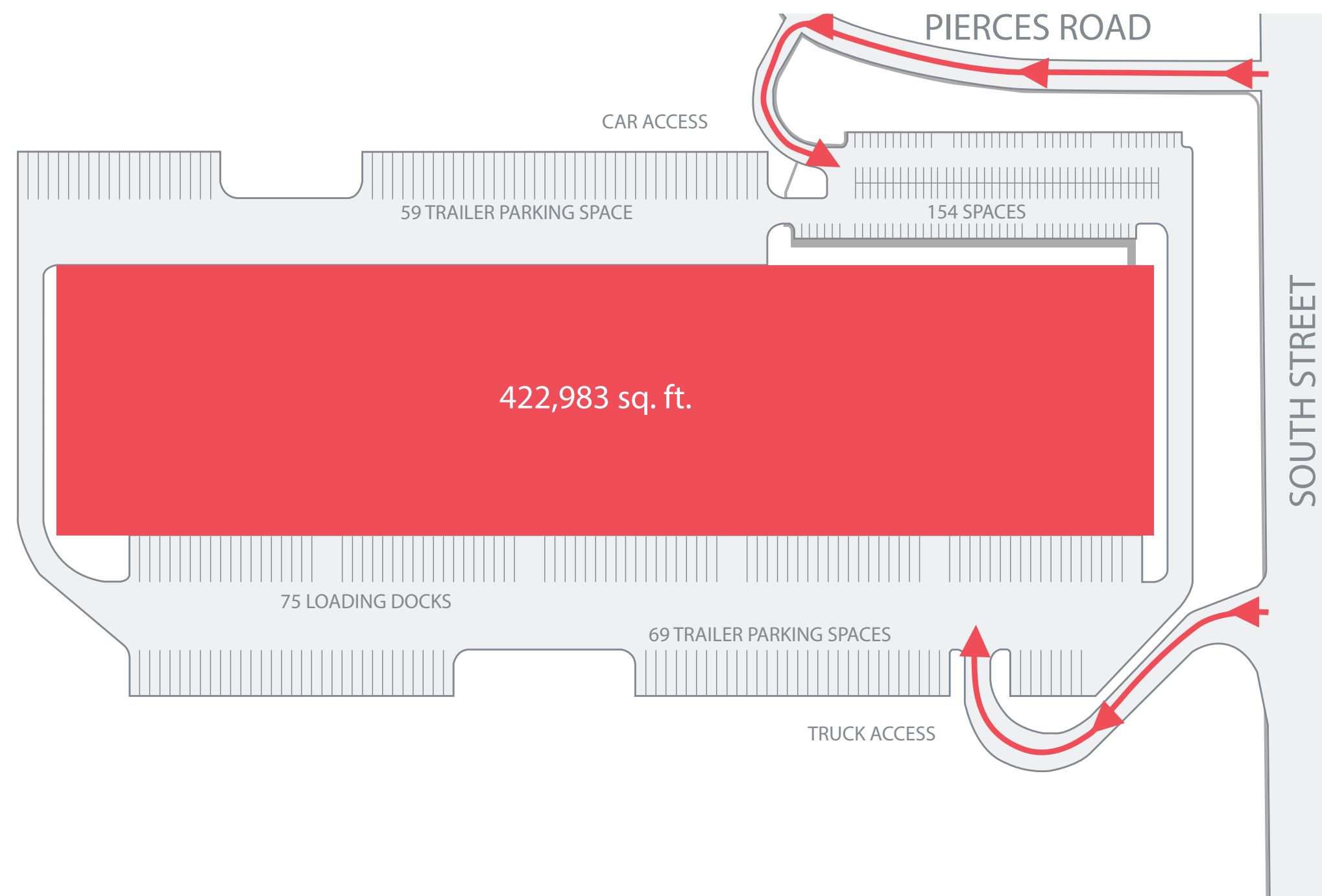
10 year pilot program in place.

LEED certified.



# Building Specifications

<b>Building Size</b>	
<b>Available</b>	<b>422,983 sq. ft. (divisible)</b>
<b>Office Space</b>	<b>5,000 sq. ft.</b>
<b>Clear Height</b>	<b>40'</b>
<b>Dimensions</b>	<b>1301' x 320'</b>
<b>Column Spacing</b>	<b>58' x 52'</b>
<b>Dock Doors</b>	<b>75 doors</b>
<b>Drive-ins</b>	<b>2 (14' x 16')</b>
<b>Format</b>	<b>Rear loaded</b>
<b>Trailer Parking</b>	<b>122 stalls</b>
<b>Automobile Parking</b>	<b>154 spaces</b>
<b>Sprinklers</b>	<b>ESFR</b>
<b>Lighting</b>	<b>Motion-sensored LED</b>
<b>Power</b>	<b>2,500 Amps 3-phase 277/480v</b>




 **154**  
Automobile  
Parking

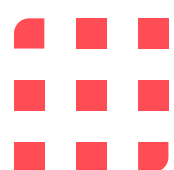
 **122**  
Trailer  
Parking

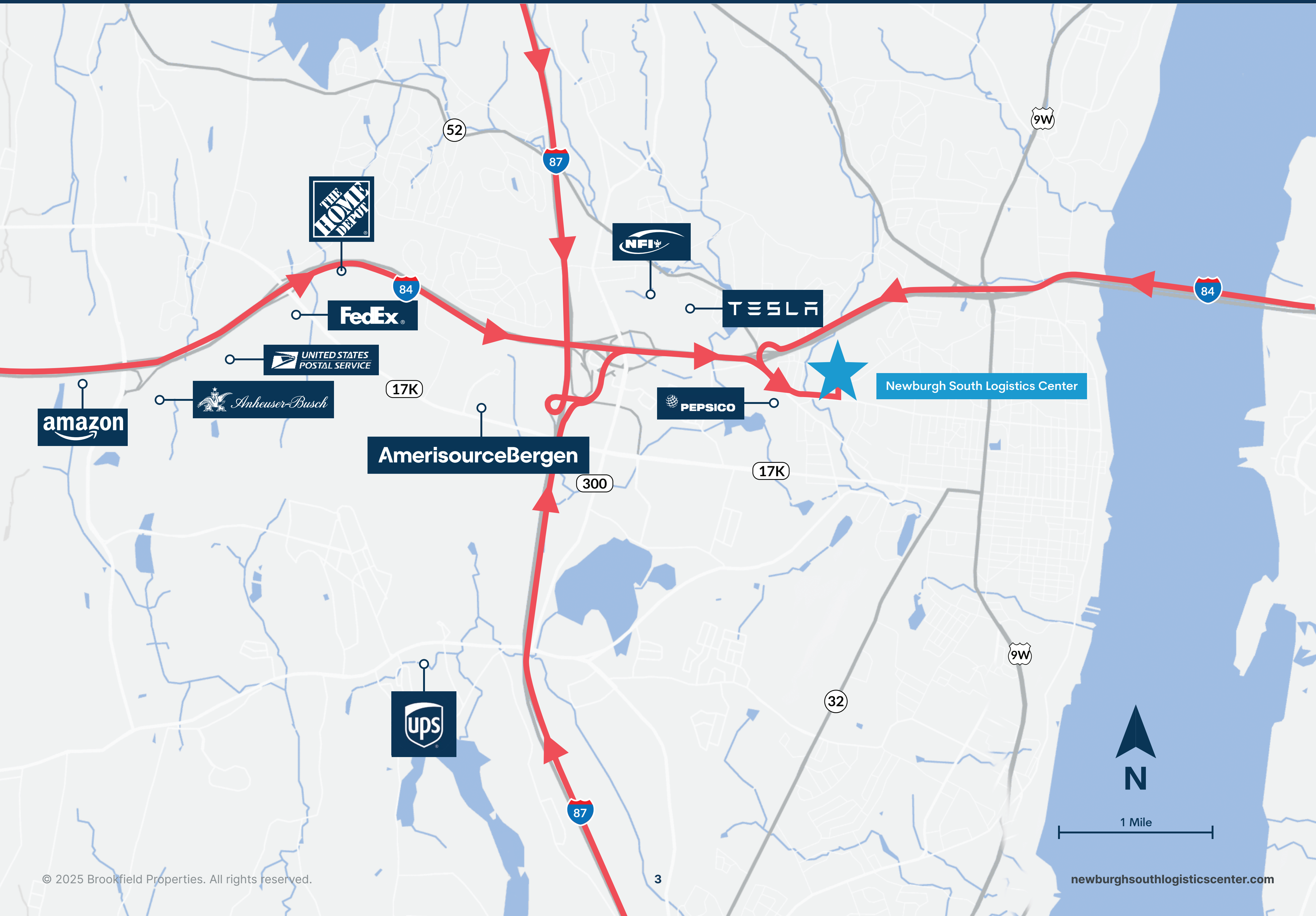
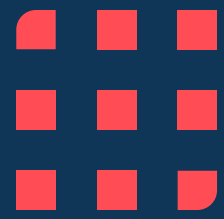
 **40'**  
Clear  
Height

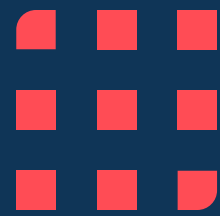
 **58' x 52'**  
Column  
Spacing

 **75**  
Dock Doors

 **190'**  
Truck Court  
Depth

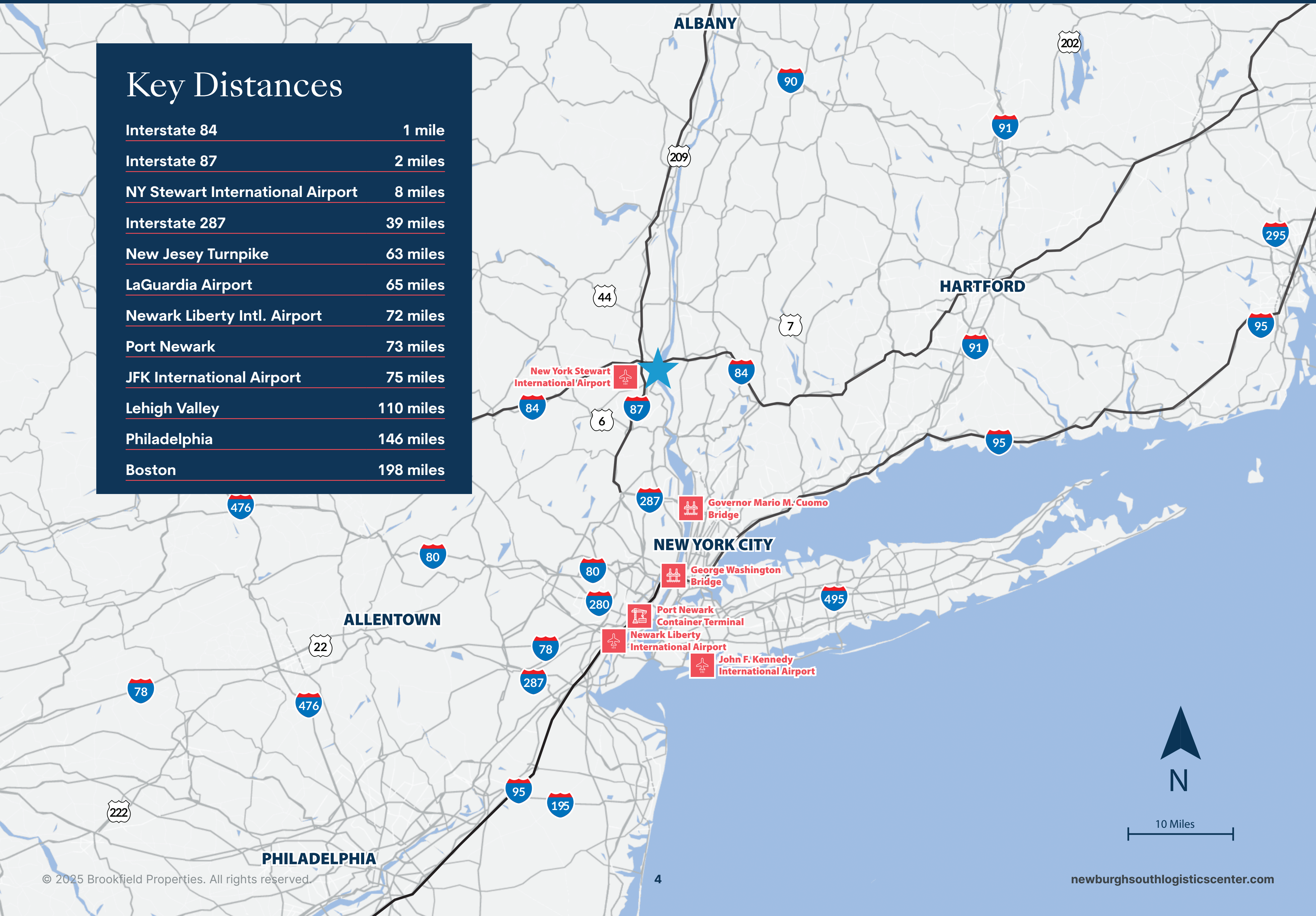






## Key Distances

Interstate 84	1 mile
Interstate 87	2 miles
NY Stewart International Airport	8 miles
Interstate 287	39 miles
New Jersey Turnpike	63 miles
LaGuardia Airport	65 miles
Newark Liberty Intl. Airport	72 miles
Port Newark	73 miles
JFK International Airport	75 miles
Lehigh Valley	110 miles
Philadelphia	146 miles
Boston	198 miles



WHO WE ARE

# More than a landlord. A partner.

As an operator of logistics properties on five continents, we have an unmatched perspective on what sits at the crossroads of innovation and distribution. It's this insight that gives us the ability to deliver time and again hubs of commerce that connect people and goods sustainably and efficiently.

79M+

square feet of logistics space

550+

warehouse, distribution and cold storage properties

90M+

square foot development pipeline



### Tailored to your needs

No matter your requirements, we build to the highest standards, delivering novel, efficiency-focused solutions



### The Brookfield advantage

Our Brookfield global network offers a wealth of advantages – from investments in emerging technologies to sustainable solutions and infrastructure synergies.



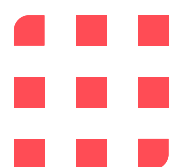
### Making sustainability a reality

Sustainability isn't just a buzzword. It's a commitment to be carbon neutral by 2050 advanced by a breadth of initiatives including LEED-certified design, solar-ready roofs, and low carbon building materials.



### Culture of innovation

We foster a culture of innovation to identify and implement technologies that continuously improve our facilities – with a focus on efficiency and safety.



# Innovation that benefits operators

We are shaping the future of global trade with properties optimized for efficiency and designed to enhance the safety of anyone working on or in them. In doing so, our tenants benefit from:

- Up to 75% reduction in utility costs from energy-efficient design features  
LED lights, robust insulation, and white roof technology
- Electric vehicle charging stations
- Safer vertical access design to lower the risk of severe injury from falls
- Building to WELL standards
- Clerestory windows optimizing natural light, creating a healthier working environment

**100% LEED**

Certified or higher on new development

**Up to 75%**

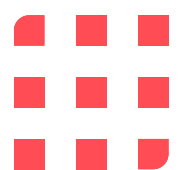
Reduction in utility costs due to efficient design

**Net Zero by 2050**

Brookfield Properties commitment to carbon emissions reduction



**Sustainability**



# Newburgh South Logistics Center

700 SOUTH STREET, NEWBURGH, NY 12550



## Leasing Contacts



**Tom Consiglio, SIOR**

Principal

551.427.5003

tconsiglio@resource-realty.com

**Scott Peck, SIOR**

Principal

973.568.0198

speck@resource-realty.com

## Brookfield Properties

**Kyle McGrady**

Vice President, Asset Management/Logistics

201.514.1985

kyle.mcgrady@brookfieldproperties.com

All information furnished is from sources deemed reliable. No representation is made as to the accuracy thereof and it is submitted subject to error, omission, change of price, prior sale or lease and withdrawal without notice. Any commission due cooperating brokers is subject to all of the terms and conditions upon which we and our clients have agreed.

