

FOR SALE

±4 ACRES LAND



ROUTE 17K, TOWN OF NEWBURGH, NEW YORK

- LOCATION:** NY Route 17K, Town of Newburgh, Orange County, New York
- ACCESSIBILITY:**
- One minute to Exit 17, I-84 and NYS Thruway (I-87)
 - Five (5) minutes to main entrance of Stewart International Airport
- SITE:** Approximately 4 acres vacant commercially zoned land located on Route 17K at the crossroads of I-84 and I-87.
- FRONTAGE:** ±415' of frontage on Route 17K.
- TRAFFIC:** ±19,059 vehicles pass daily.
- ZONING:** Zoned IB-Interchange Business District (see attached).
- SURVEY:** See attached survey.

For further information or to arrange a tour, please contact licensed real estate broker:

James Martin, Executive Vice President

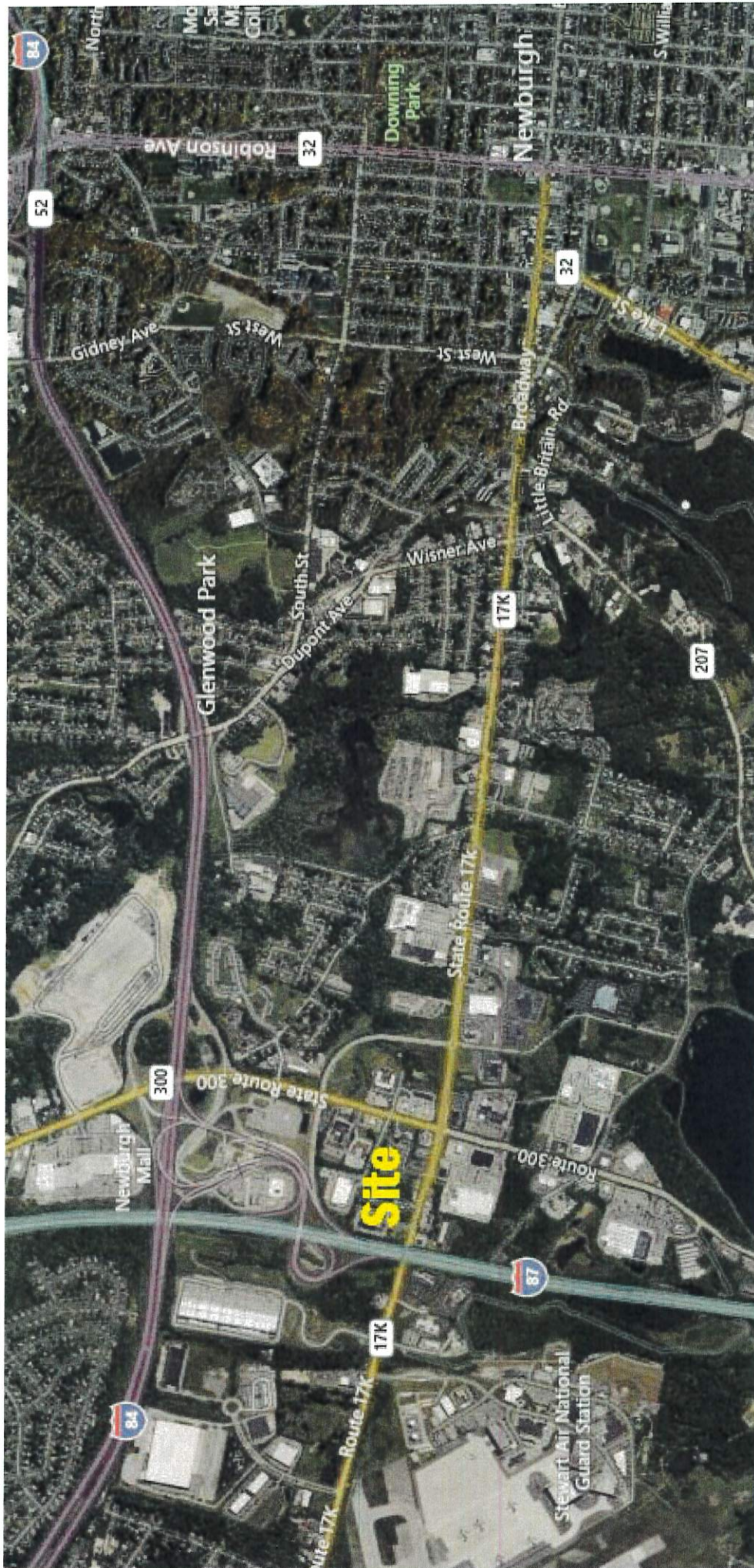
EXCLUSIVE BROKER

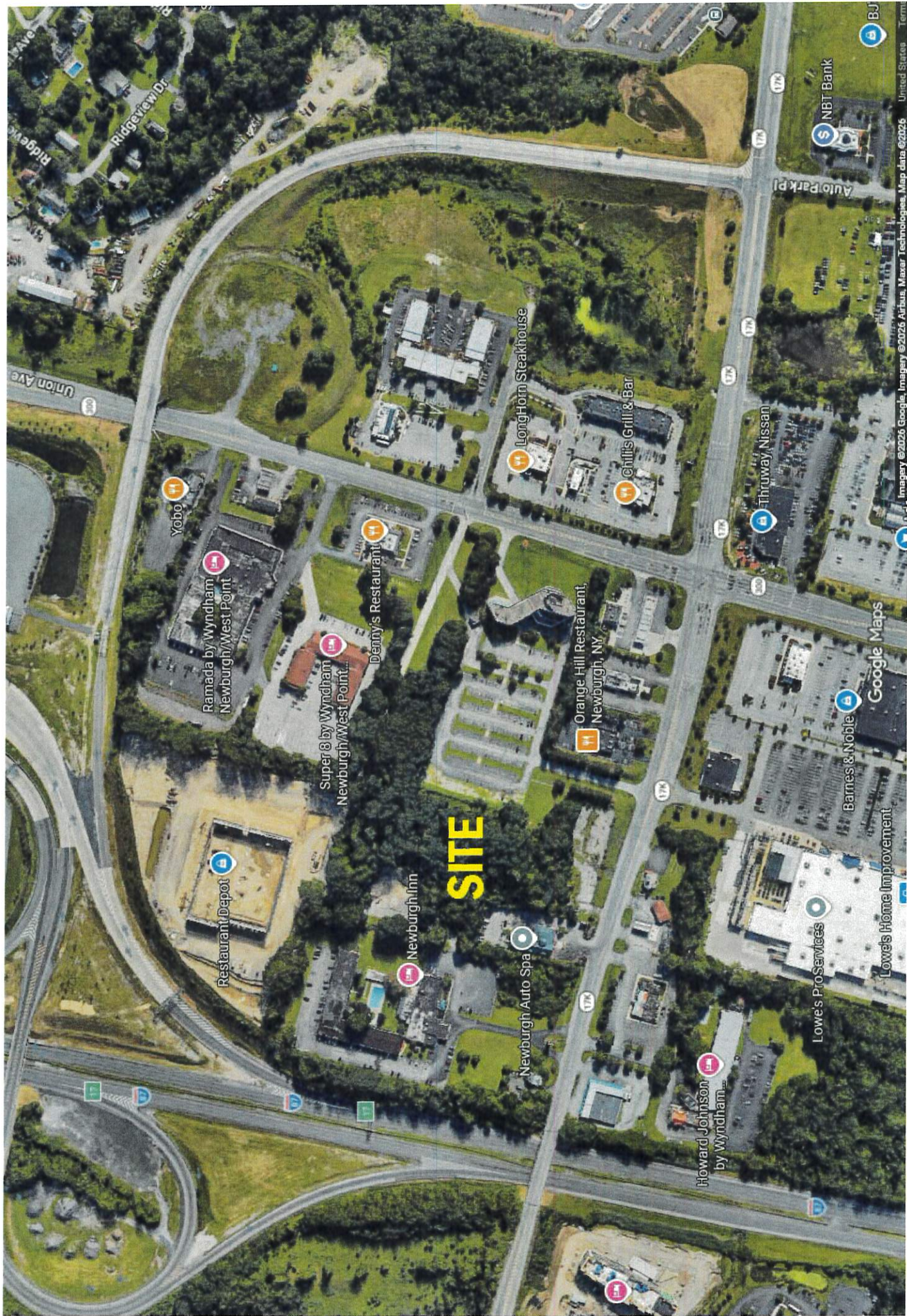
MB CORPORATE REAL ESTATE, INC.
110 Crystal Run Road, Suite 106, Middletown, NY 10941
Cell: 845-781-6302 Office: 845-928-6500 ext. 1
E-mail address: martinj@mbcorp.com Web Site: www.mbcorp.com

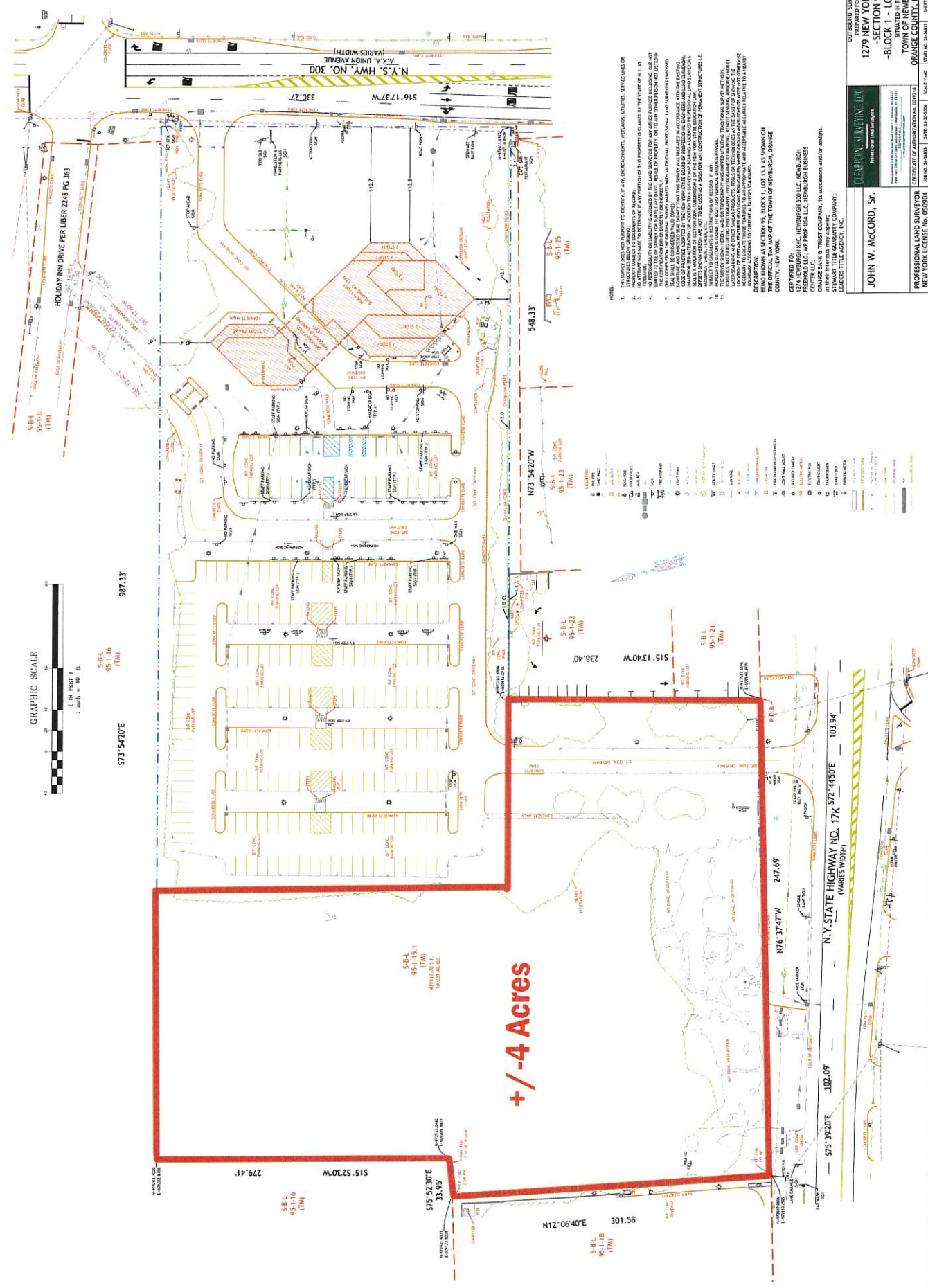
Note: Information herein is subject to errors; omissions; changes of price; rental, or other conditions; withdrawal without notice; and to any special listing conditions imposed by our principals. All areas and dimensions are approximate.

Shared/Public Drive/FACT SHEETS/ORANGE/0-ALL OC EXCL/Route 17K Newburgh/Fact Sheet_Route 17K Newburgh_4 Acres.doc JM 7/9/2026









NOTES:

1. THIS SURVEY WAS NOT MADE TO IDENTIFY, IF ANY, ENCUMBRANCES, EASEMENTS, UNLAWFUL, DEFECTIVE LINES OR INTERESTS IN THE PROPERTY SURVEYED. THE SURVEYOR'S RESPONSIBILITY IS LIMITED TO THE ACCURACY OF THE SURVEY DATA AND THE CORRECTNESS OF THE CALCULATIONS THEREFROM.
2. THE SURVEYOR HAS NOT BEEN ADVISED OF ANY OTHER SURVEYS OR RECORDS THAT MAY AFFECT THE PROPERTY SURVEYED.
3. THE SURVEYOR HAS NOT BEEN ADVISED OF ANY OTHER SURVEYS OR RECORDS THAT MAY AFFECT THE PROPERTY SURVEYED.
4. THE SURVEYOR HAS NOT BEEN ADVISED OF ANY OTHER SURVEYS OR RECORDS THAT MAY AFFECT THE PROPERTY SURVEYED.
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19. THE SURVEYOR HAS NOT BEEN ADVISED OF ANY OTHER SURVEYS OR RECORDS THAT MAY AFFECT THE PROPERTY SURVEYED.
20. THE SURVEYOR HAS NOT BEEN ADVISED OF ANY OTHER SURVEYS OR RECORDS THAT MAY AFFECT THE PROPERTY SURVEYED.

DESCRIPTION:
SECTION 16, TOWNSHIP 15S, RANGE 1E, COUNTY OF NEWBURGH, NEW YORK.
THE OFFICIAL TAX MAP OF THE TOWN OF NEWBURGH, ORANGE COUNTY, NEW YORK.

CERTIFIED TO:
JOHN W. MCCORD, SR., PROFESSIONAL LAND SURVEYOR
FREDERICK L. WITTE, PROFESSIONAL LAND SURVEYOR
CENTER LLC, A TRUST COMPANY, ITS SUCCESSORS AND/OR ASSIGNS,
IN THEIR RESPECTIVE CAPACITIES AS
STEWART TITLE GUARANTY COMPANY;
LEADER TITLE AGENCY, INC.

OUTBOUND SURVEY
PREPARED FOR
1279 NEW YORK 300
-SECTION 95-
-BLOCK 1 - LOT 15-1-
TOWN OF NEWBURGH
ORANGE COUNTY, NEW YORK

JOHN W. MCCORD, SR.
PROFESSIONAL LAND SURVEYOR
NEW YORK LICENSE NO. 059904

CLEVERLY, SMITH & CO.
Professional Land Surveyors
100 West 10th Street, Suite 200
New York, NY 10011
(212) 691-1234
www.cleverly-smith.com

CERTIFICATE OF AUTHORIZATION NO. 000121
JOB NO. 15-1-15-1
DATE 10-20-2015
SCALE 1"=40'
SHEET 1 OF 1

ZONING

185 Attachment 13

Town of Newburgh

Table of Use and Bulk Requirements

IB District -- Schedule 8

[Amended 7-15-1996 by L.L. No. 3-1996; 9-23-1998 by L.L. No. 10-1998; 2-10-2014 by L.L. No. 2-2014; 8-20-2014 by L.L. No. 13-2014; 9-11-2017 by L.L. No. 1-2017; 4-9-2018 by L.L. No. 3-2018; 4-9-2018 by L.L. No. 5-2018; 1-23-2023 by L.L. No. 1-2023; 9-23-2024 by L.L. No. 1-2024]

A. Accessory Uses	B. Permitted With	C. Permitted Uses	D. Uses Subject to Site Plan Review by the Planning Board	Minimum Required					Habitable Floor Area Per Dwelling Unit (square feet)	Dwelling Units Per Acre	Maximum Permitted		Lot Surface Coverage (percent)
				Lot Area (square feet)	Lot Width (feet)	Lot Depth (feet)	Front Yard (feet)	Rear Yard (feet)	1 Side Yard (feet)	Both Side Yards (feet)	Lot Building Coverage (percent)	Building Height (feet)	
1. Storage buildings up to 50% of the floor area of the principal building	C1, D5, 7, 11 and 13	1. Municipal buildings and town activities	1. Mini-malls 2. Individual retail stores, convenience stores with or without gasoline filling stations, personal service stores and uses, health clubs and fitness facilities, cannabis dispensaries in accordance with § 185-48.9, cannabis dispensaries in retail businesses, cannabis microbusinesses with indoor cultivation canopies only and cannabis medical dispensaries in accordance with § 185-48.9 3. Shopping centers 4. Theaters 5. Offices for business, research and professional use and banks 6. Restaurants and fast-food establishments in conjunction with uses in Nos. 3, 4 and 5 in accordance with § 185-42 and cannabis on-site consumption premises in accordance with § 185-48.9. 7. Research laboratories 8. Manufacturing, altering, fabricating or processing products or materials involving the use of only oil, gas or electricity for fuel and cannabis processing facilities in accordance with § 185-48.9.	NA	125	150	NA	NA	NA	NA	20%	35	50%
2. Catering, clinics and recreation facilities for the use of employees engaged on the premises	D5, 7-9, 13 and 18	2. Existing single-family dwellings: a. Without both public sewer and public water systems b. With both public sewer and public town water systems c. With either public sewer or public water system only		20,000									
3. Signs in accordance with § 185-14	D5	3. Existing 2-family dwellings: a. Without both public sewer and public water systems b. With both public sewer and public town water systems c. With either public sewer or public water system only		15,000				40	15	30			
3a. Signs in accordance with § 185-14.1	D1-2, D4-13 and 18			17,500	100	125					25%	35	50%
3b. Business	C14, D1-2, D4-18												
3c. Identification	D3			30,000	150	175							
4. Off-street parking as required by the principal use	All			22,500				50	25	50			
5. Truck-loading facilities	D1-13												
6. Sale of used motor and camping vehicles, boats and snowmobiles in conjunction with a franchised dealership	D10			25,000	125	150							
7. Fuel tanks in accordance with § 185-39	D5, 7-14 and 18			2 acres	200	200	40	50	30	60	40%	35	
8. Satellite earth stations in accordance with § 185-40	D4-7, 12, 13 and 16-18			40,000	150	150	50	60	50	100	40%	35	
9. Accessory uses to an existing principal residence as listed for the R-1 District	D3-4, 12 and 18												
10. Fast-food establishments	D12 and 18												
11. Restaurants and conference and banquet facilities	D8 and 13												
12. Retail outlets	D5, 7-9, 12, 13, D10 and 11												
13. Swimming pools, tennis courts, and other recreational facilities, including related cabanas				40,000	150	150	50	60	30	80	40%	40%	80%
14. Car wash													

NOTES:

¹ Minimum 1,500 square feet of lot area per guest room.

² These requirements shall not be applicable to a school or college which utilizes all or part of an office building for classroom space. Such a use shall meet the bulk requirements of use D5.

Table of Use and Bulk Requirements
IB District -- Schedule 8
(Cont'd)

A. Accessory Uses	B. Permitted With	C. Permitted Uses	D. Uses Subject to Site Plan Review by the Planning Board	Lot Area (square feet)	Lot Width (feet)	Lot Depth (feet)	Front Yard (feet)	Rear Yard (feet)	1 Side Yard (feet)	Both Side Yards (feet)	Habitable Floor Area Per Dwelling Unit (square feet)	Dwelling Units Per Acre	Maximum Permitted Lot Building Coverage (percent)	Maximum Permitted Building Height (feet)	Lot Surface Coverage (percent)
15. Motor vehicle rental agency	D10, 11 and 12		9. Warehouse, storage, distribution, including truck and bus terminals, not within 500 feet of Route 17K and cannabis distribution facilities in accordance with § 185-48.9.				50								
16. Storage area for motor vehicle dealerships for storage of vehicles without relationship to normal parking standards	D10		10. Dealerships of new motor and camping vehicles, mobile homes, boats and snowmobiles, including repair and service facilities in accordance with § 185-28.				50								
17. Eating and drinking facilities or food preparation shops not offering full table service	D1-4		11. Motor vehicle service stations and public garages, car wash and rental agency, in accordance with § 185-28.				50						20%		
18. Cargo storage containers in accordance with §185.15.1	C1, 05, 7, 11 and 13		12. Hotels and motels in accordance with § 185-27.	5 acres	200	200	50	60	50	100		1	25%	50	60%
			13. Business parks in accordance with § 185-27.	10 acres	400	400	60	60	50	100			25%	40	50%
			14. Public utility structures and rights-of-way	NA	NA	NA	NA	NA	NA	NA		NA	20%	35	50%
			15. Self-storage centers in accordance with § 185-35	3 acres	100	125	80	40	30	60			30%	15	60%
			16. Affordable housing in accordance with § 185-47												
			17. Senior citizen housing in accordance with § 185-48												
			18. Travel center in accordance with § 185-48.17	12 acres	400	400	60	60	50	100		NA	30%	35	80%
			19. Schools and colleges for general and technical education with related facilities	5 acres ²	300 ²	300 ²	60 ²	60 ²	50 ²	100 ²		NA	30%	40 ²	80%

NOTES:
1 Minimum 1,500 square feet of lot area per guest room.
2 (Reserved)
3 (Reserved)
4 (Reserved)
5 (Reserved)
6 (Reserved)