

# **+/-2,700 - +/-16,000 SQ. FT. OFFICE SPACE FOR LEASE NEW WINDSOR BUSINESS PARK**



**484 TEMPLE HILL ROAD,  
ORANGE COUNTY, NEW WINDSOR, NY**

FOR ADDITIONAL  
INFORMATION,  
CONTACT

**James Martin**

**Senior Vice President**

**Exclusive Broker**



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Central Valley, NY 10917

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**Email:**

**MartinJ@McBrideCorpRE.com**

**On the Web:**

**www.McBrideCorpRE.com**

## **PROPERTY HIGHLIGHTS**

- An +/-18,297 sq. ft., single-story masonry and glass multi-tenanted building in a beautifully landscaped, Class A office park.
- Suite 101 - +/-2,791 sq. ft. corner office.
- **+/-16,000 sq. ft. can be made available**
- +/-5.0 spaces per 1,000 sq. ft.

## **ACCESSIBILITY**

- Approximately three miles to New York State Thruway/I-87, exit 17
- Approximately three miles to I-84, exit 7
- Approximately three miles to Stewart International Airport

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.



## **PROPERTY FACT SHEET**

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### **FOR LEASE**

**±2,700 - ±16,000 SQ. FT. OFFICE SPACE  
NEW WINDSOR BUSINESS PARK**



**484 TEMPLE HILL ROAD/ROUTE 300, TOWN OF NEW WINDSOR, NY**

- LOCATION:** 484 Temple Hill Road / NY Route 300 at Commerce Drive 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:** An ±18,297 sq. ft. single-story masonry and glass multi-tenanted building in a beautifully landscaped, Class A office park.
- AVAILABLE SPACE:** Suite 101: ±2,791 sq. ft. corner office.
- ±16,000 sq. ft. can be made available as per the attached floor plan.***
- 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).
- INTERNET:** Time Warner Cable/Spectrum, Verizon FIOS, and Lighttower Fiber Network



## **PROPERTY FACT SHEET**

**484 Temple Hill Road  
New Windsor, NY  
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**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 level.

**LANDLORD'S  
WORK:** Negotiable

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

**James Martin, Senior Vice President**

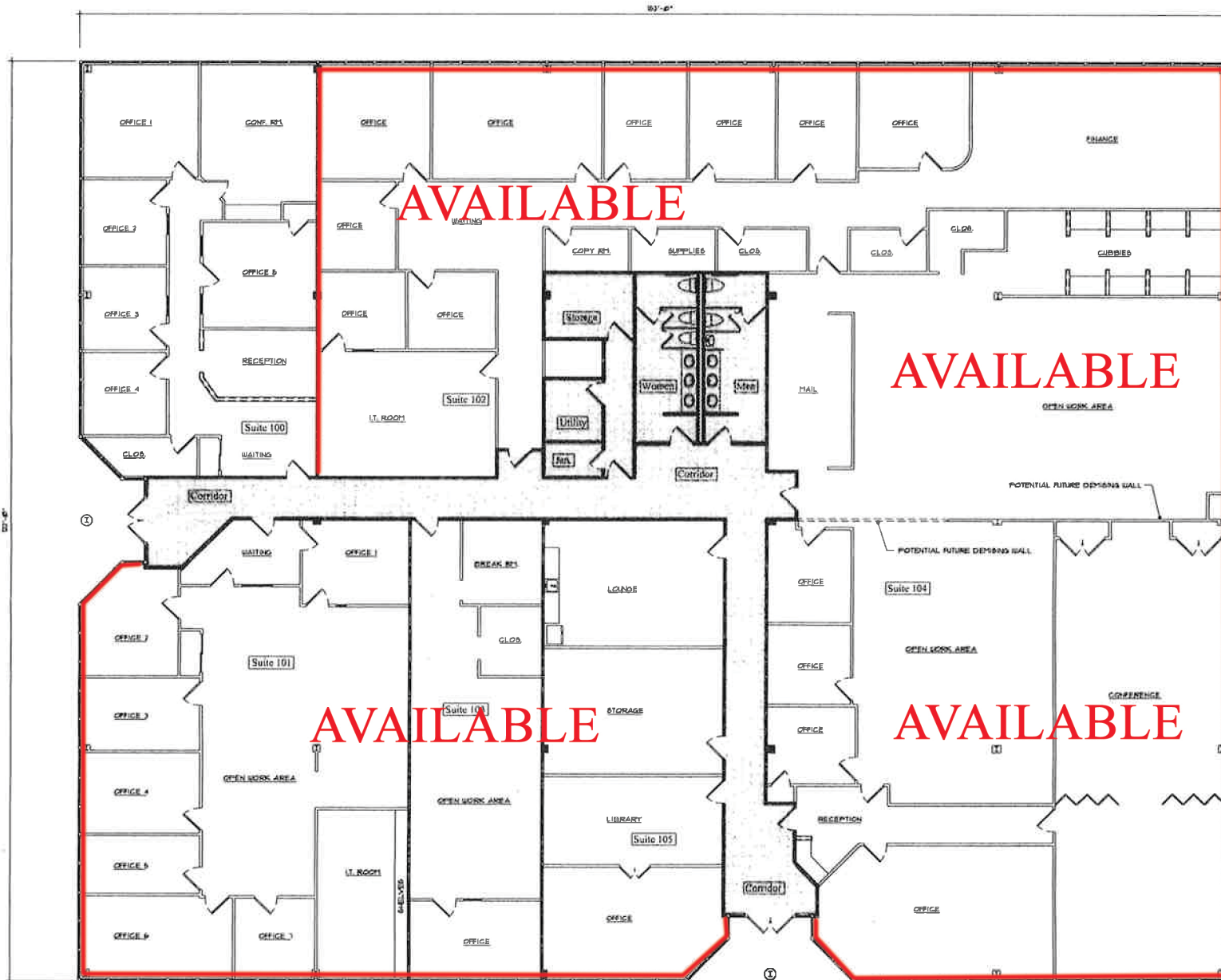
### **EXCLUSIVE BROKER**

**McBride Corporate Real Estate, Inc.  
5 Corporate Drive Suite 201  
Central Valley, NY  
845-928-6500 Fax 845-928-7838**

**E-mail: [martini@mcbridecorp.com](mailto:martini@mcbridecorp.com) On the Web: [McBrideCorpRE.com](http://McBrideCorpRE.com)**

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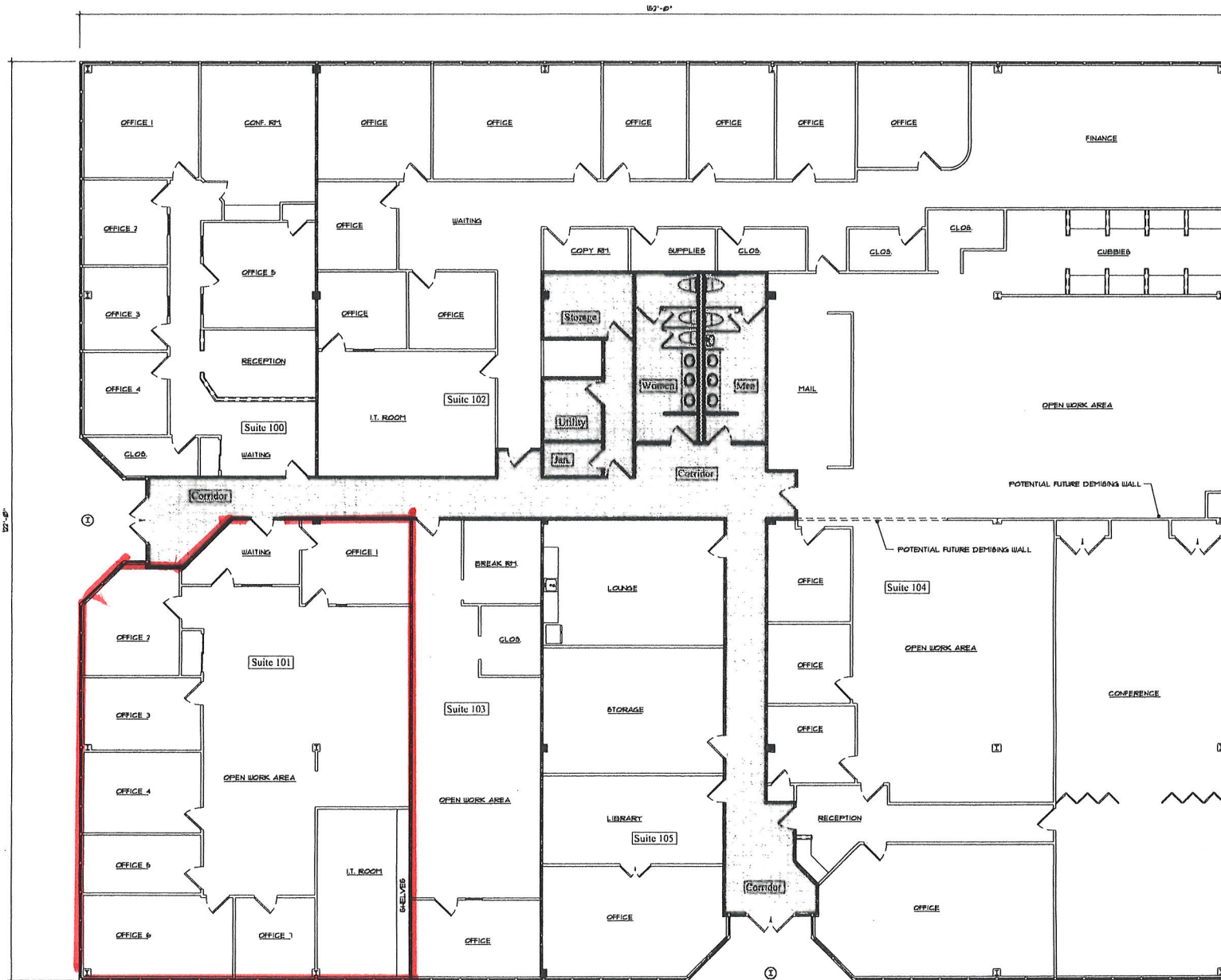


New Windsor Business Park  
484 Temple Hill Rd., New Windsor, NY

Scale: 1/8" = 1'-0"

COMMON AREA	1630 SQ. FT.
SUITE 102 (UPPER LEFT - RENTED)	1700 SQ. FT.
SUITE 101 (LOWER LEFT)	2833 SQ. FT.
SUITE 103 (MEDICAL LOWER MIDDLE-1)	1063 SQ. FT.
SUITE 104 (MEDICAL LOWER MIDDLE-2)	1406 SQ. FT.
SUITE 105 (MEDICAL UPPER RIGHT)	830 SQ. FT.
SUITE 106 (MEDICAL LOWER RIGHT)	1430 SQ. FT.
TOTAL GROSS BUILDING AREA	12,291 SQ. FT.



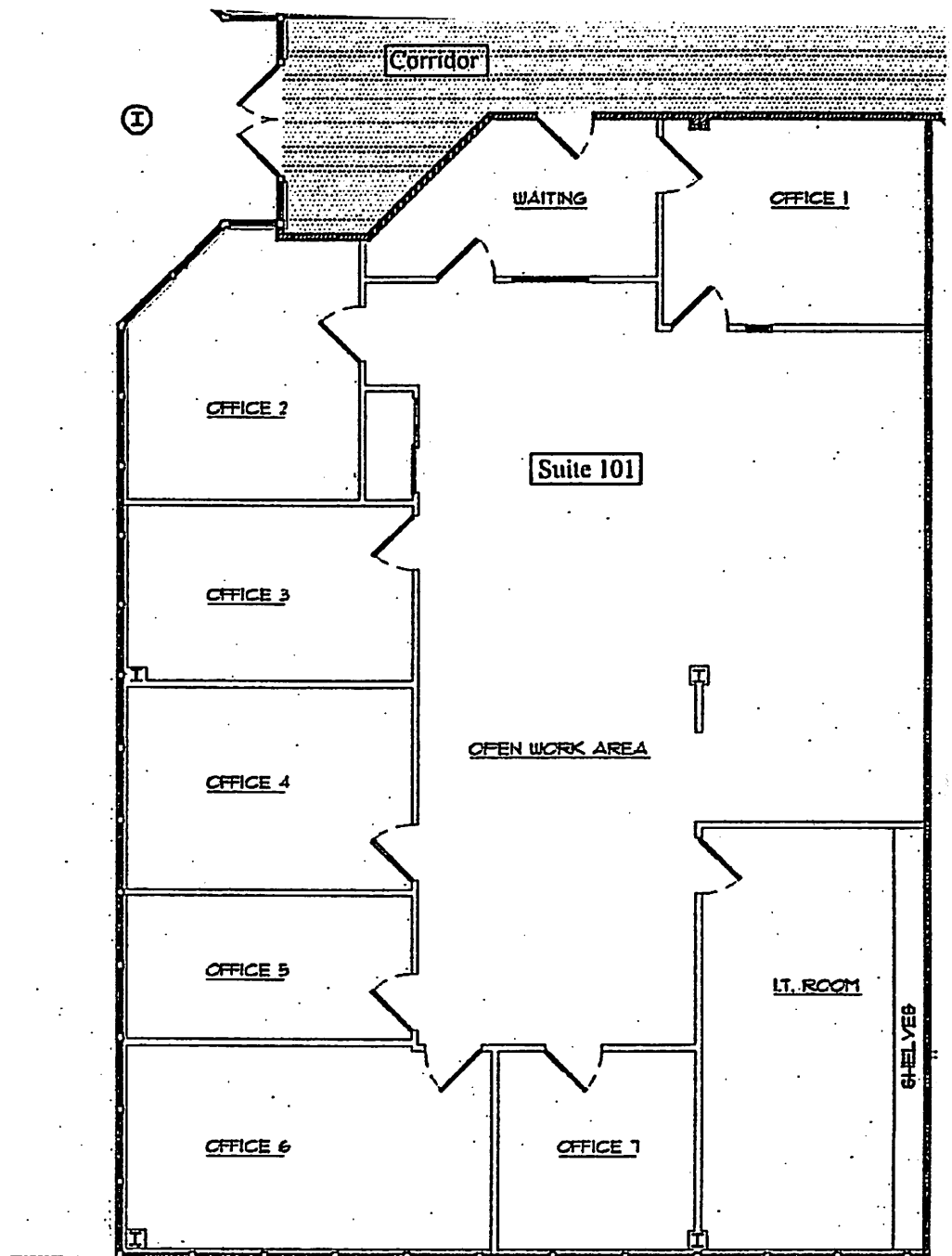


**Suite 101 - +/-2,791 SF**

New Windsor Business Park  
484 Temple Hill Rd., New Windsor, NY

Scale: 1/8" = 1'-0"

COMMON AREA	1656 SQ. FT.
SUITE 100 (UPPER LEFT - RENTED)	1700 SQ. FT.
SUITE 101 (LOWER LEFT)	2532 SQ. FT.
SUITE 102 (MEDICEL LOWER MIDDLE-1)	1563 SQ. FT.
SUITE 103 (MEDICEL LOWER MIDDLE-2)	1466 SQ. FT.
SUITE 104 (MEDICEL UPPER RIGHT)	632 SQ. FT.
SUITE 105 (MEDICEL LOWER RIGHT)	1620 SQ. FT.
TOTAL GROSS BUILDING AREA	18201 SQ. FT.



484 Temple Hill Road  
Suite 101  
+2,791 sq. ft.