



Pyramid Brokerage
Company

FOR LEASE

40 Governor Drive

Town of Newburgh, (Orange County), NY



INDUSTRIAL /
OFFICE FACILITY

WAREHOUSE & OFFICE FACILITY FOR LEASE – ±76,332 Sq. Ft. (Divisible)

PROPERTY DESCRIPTION:

- **SPACE:** Up to ±68,232 sq. ft. of clean industrial space and up to ±8,100 sq. ft. of office space available for lease within 170,500 building in the Stewart Airport Industrial Park.
- **LOCATION:** Only 60 miles north of NYC in Hudson Valley. Only 75-minute drive to G.W. Bridge. Less than 2-minute drive to Interstate 84 Exit 6 and 4 minutes to N.Y. Thruway / Interstate 87 Exit 17.
- **CEILING HEIGHTS:** Varies from 14' to 55' clear in industrial space (see Schematic Plan on following page).
- **LOADING:** 4 tailgate-level doors and one drive-in door for available space.
- **PARKING:** 170 car spaces for building.
- **UTILITIES:** Municipal water & sewer. Electric – 6,000 amp service (480/277 volt, 3 phase, 4-wire). Natural gas – high capacity service from Central Hudson G&E.
- **SPRINKLERS:** 100% with two systems: wet system in most of building designed for 0.10 to 0.30 GPM/SF, and foam system in 20,000 sq. ft.
- **TAXES:** Current property taxes only about ±\$0.80 per sq. ft.
- **RENT:** Asking ±\$5.95 per sq. ft. triple net for industrial space and \$8.50 per sq. ft. triple net for office space.

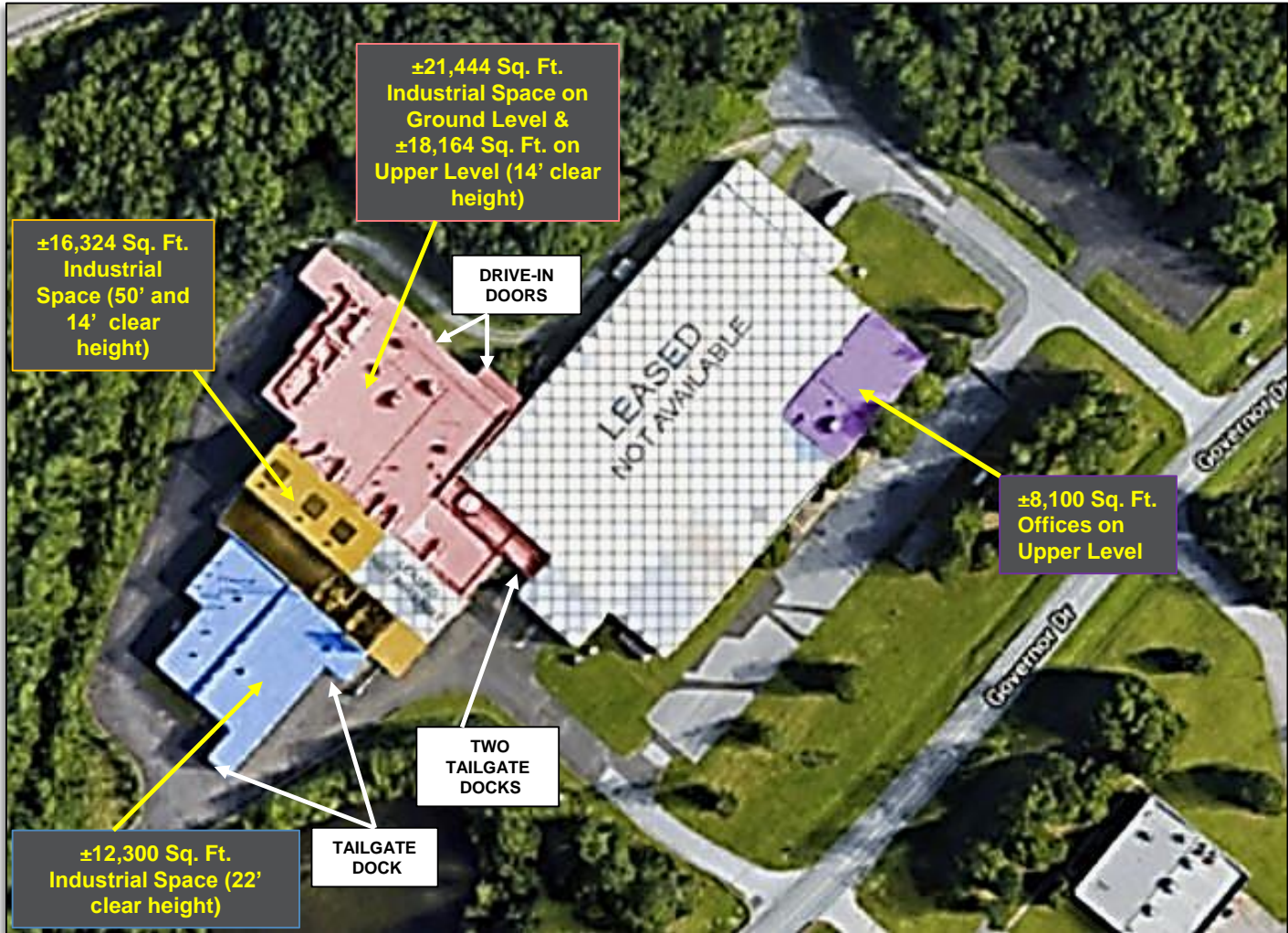


For more information, please contact:

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BUILDING SCHEMATIC SHOWING AVAILABLE SPACES

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FOR SUBLEASE

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Exterior View of Office Area



Air-Conditioned Production/Storage Area



View of Typical Private Office

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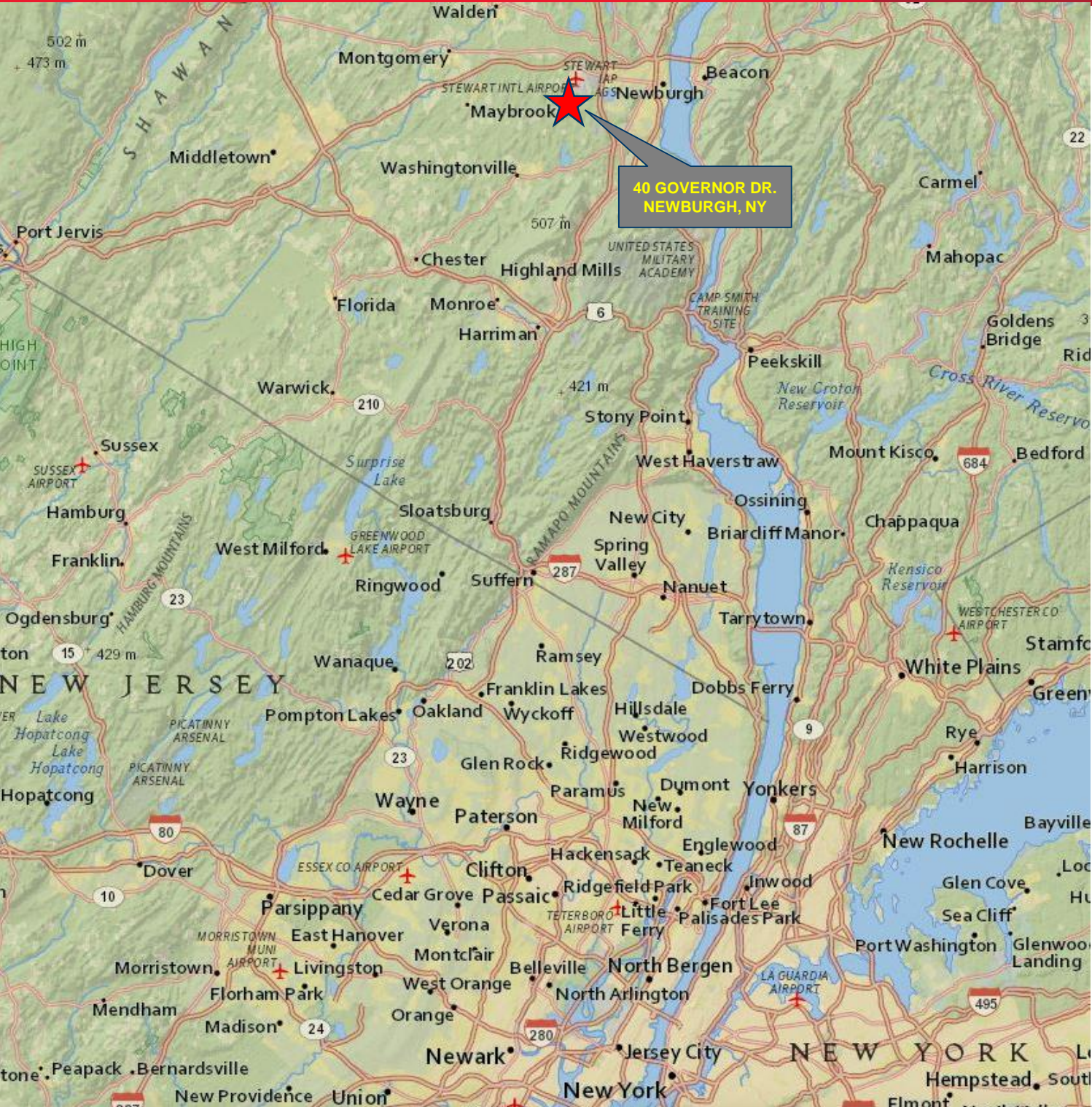
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