

BGRE

Newburgh South Logistics Center

700 SOUTH STREET, NEWBURGH, NY 12550

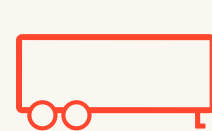
AVAILABLE
422,983 SF



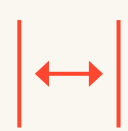
Immediate Occupancy

Building Highlights

**154**
Automobile Parking

**128**
Trailer Parking

**40’**
Clear Height

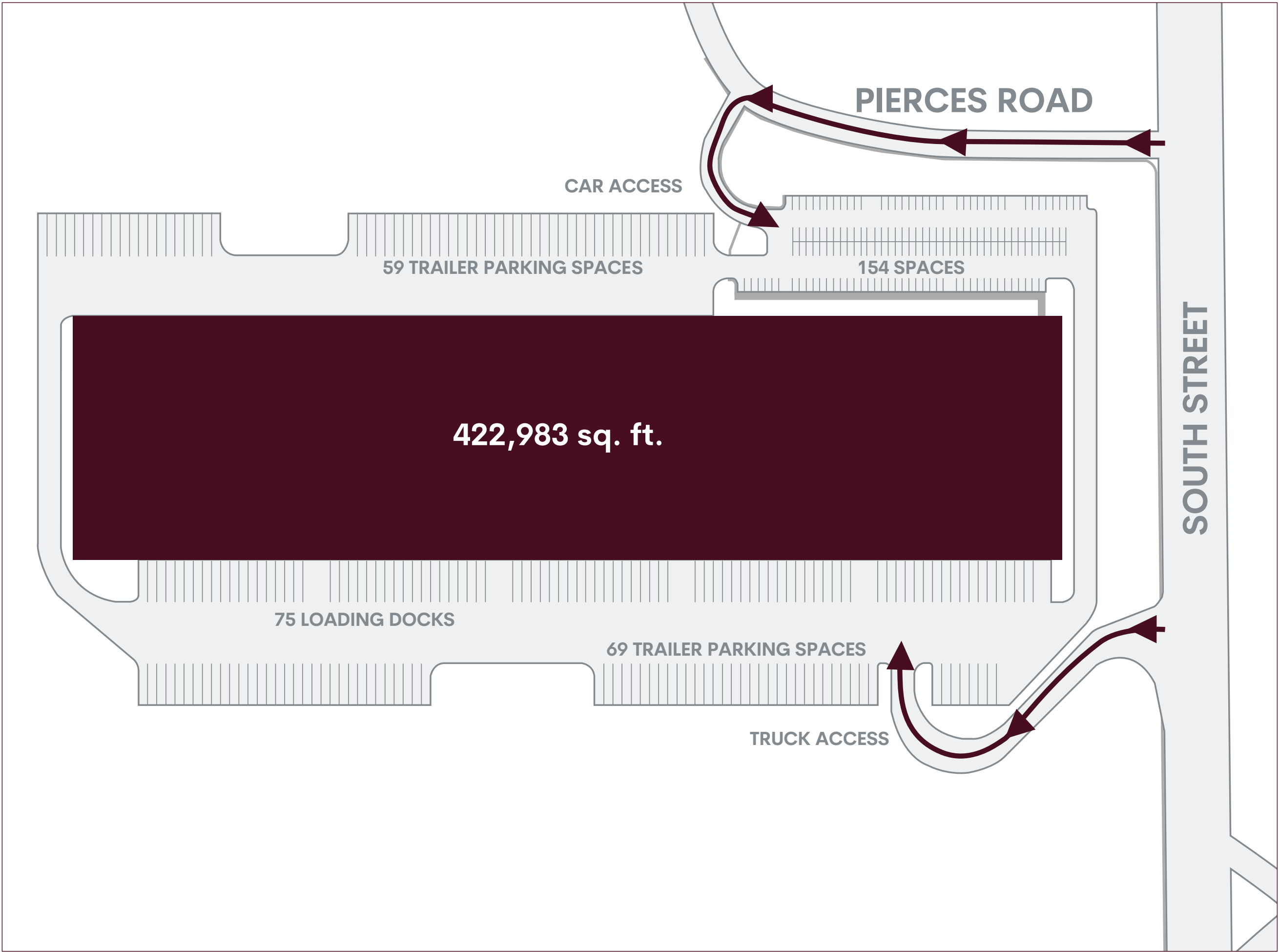
**58’x52’**
Column Spacing

**75**
Dock Doors

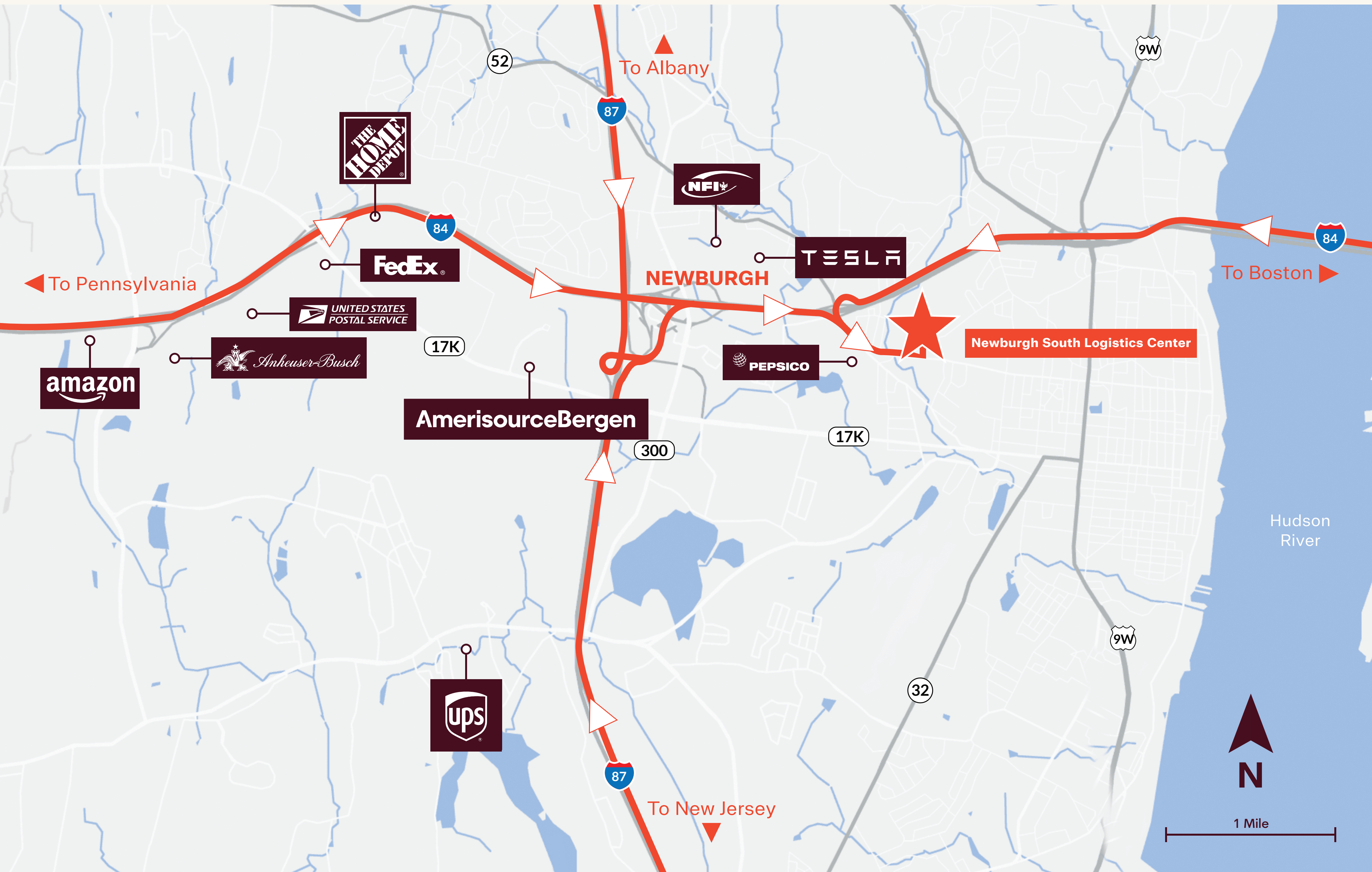
**190’**
Truck Court Depth

Building Specs

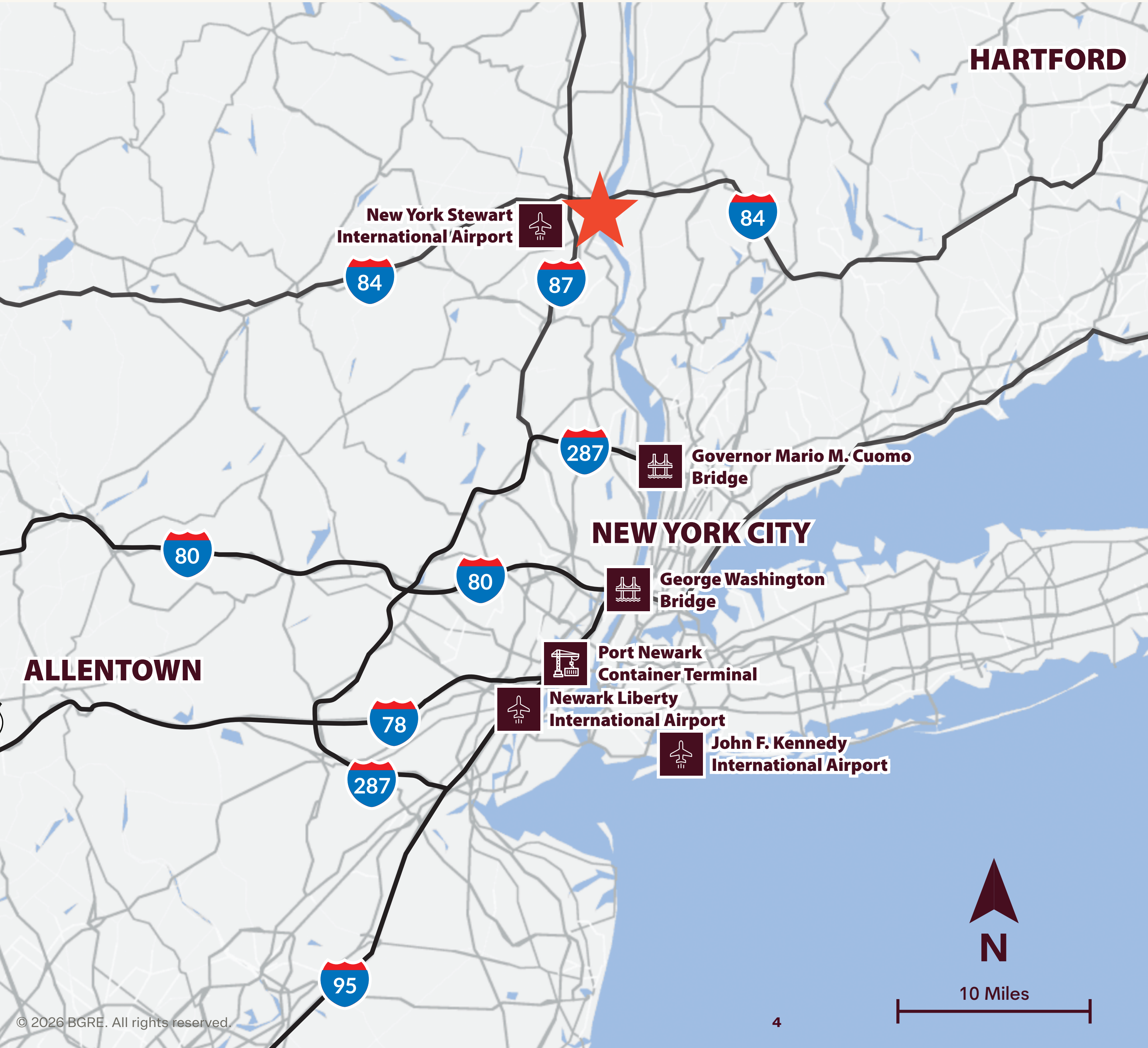
Building Size	422,983 sq. ft.
Available	422,983 sq. ft. (divisible)
Office Space	5,000 sq. ft.
Clear Height	40’
Dimensions	320’ x 1301’
Column Spacing	58’ x 52’
Dock Doors	75 doors
Drive-ins	2 (14’ x 16’)
Format	Rear loaded
Trailer Parking	128 stalls
Automobile Parking	154 spaces
Sprinklers	ESFR
Lighting	Motion-sensored LED
Power	2,500 Amps 3-phase 277/480v



Connectivity & Corporate Neighbors



Area Map & Key Distances



Key Distances

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







On the ground. *By your side.*

Real estate works better when the people behind it understand your business.

That's why our teams stay close —to our properties, our markets, and the businesses that operate within them. We bring local knowledge and hands-on operating experience to the relationship, backed by the reach and resources of a global real estate platform.

For you, that means a partner who understands what it takes to keep your operation moving. A team that listens, responds, and works alongside you as your needs change. And access to ideas, capabilities, and experience drawn from a global network.

Because the best real estate relationships aren't managed from a distance. They're built on the ground.



90M+

square feet of logistics space

680+

warehouse, distribution and cold storage properties

83M+

square foot logistics development pipeline



Sustainability that *delivers value.*

The right building design can help reduce and lower the cost of operating your space from day one. We build efficiency into our developments while giving you the flexibility to explore energy solutions tailored to the needs of your business.

- **Lower utility costs.** Energy-efficient systems such as LED lighting and cool roofing can reduce energy use and utility costs.
- **A better place to work.** Natural light and thoughtful design support a safer and more comfortable workplace.
- **Energy, shaped around your needs.** Together, based on your operation and priorities, we can explore renewables, battery storage, EV charging and emerging technologies — supporting what makes sense for your business.
- **Built with the future in mind.** Energy and water data can provide greater visibility into building performance and support ESG reporting, while flexible infrastructure gives your operation room to adapt.



Newburgh South Logistics Center *at a glance.*

949k+

KWH saved

220.2 mt

CO² emissions saved

6.9m

Gallons of water saved

\$128k

Average dollars saved

*Data represents annual averages compared to non-LEED buildings.



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Leasing Contacts

Tom Consiglio, SIOR
Principal

551.427.5003
tconsiglio@resource-realty.com

Scott Peck, SIOR
Principal

973.568.0198
speck@resource-realty.com



BGRE

Ivan Bushka
Asset Management

551.244.0104
ivan.bushka@bgre.com

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