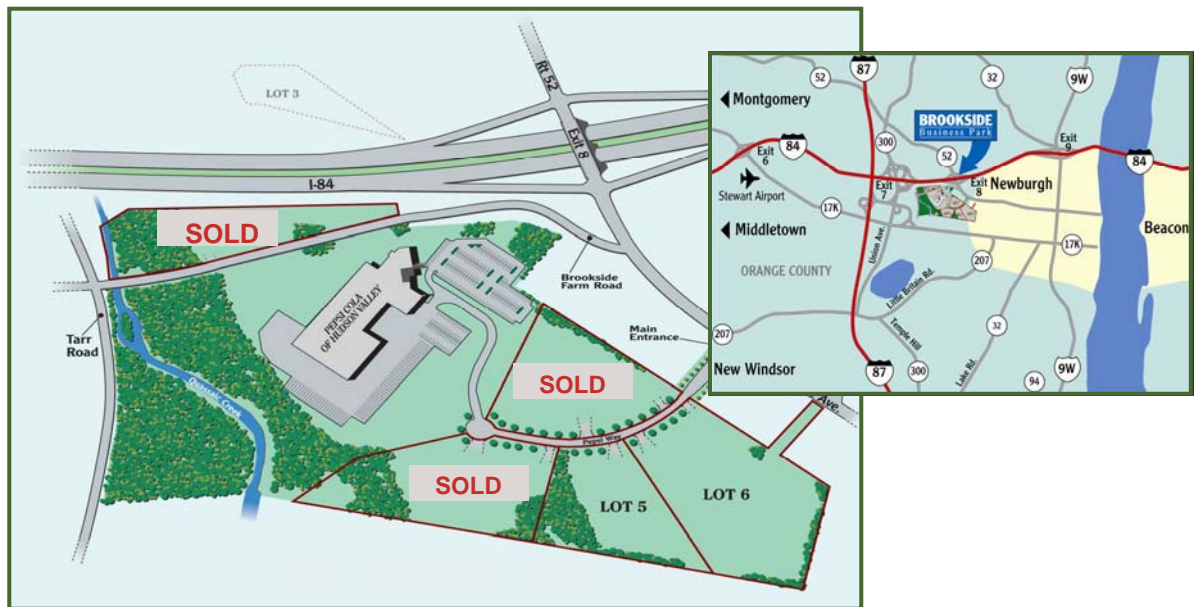


## Newburgh, New York Brookside Business Park

**NYS  
Empire  
Zone**



- New York State Empire Zone
- Zoned Interchange Business
- Located at exit 8 of Interstate 84
- Minutes from New York State Thruway and  
Stewart International Airport

**Two  
parcels  
available**

<b>SITE NAME:</b>	Brookside Business Park
<b>ADDRESS:</b>	Pepsi Way
<b>TOWN:</b>	Town of Newburgh
<b>COUNTY:</b>	Orange
<b>ACRES:</b>	Lot # 5 - 4.1 acres (45,000 sf approved) Lot # 6 - 7.1 acres (80,000 sf approved)
<b>ZONING:</b>	Interchange Business (IB)
<b>UTILITIES:</b>	Water/Sewer - Town of Newburgh Gas/Electric - CH Energy Group Telephone/Data - Verizon
<b>PRICE:</b>	\$200,000 per acre
<b>CONTACT:</b>	Ted A. Petrillo Telephone: 845-897-3800 Email: tapetrillo@westage.com

Perfect tri-state location for warehouse, distribution, R&D, office or flex space!  
Empire Zone benefits include a 15 year Real Property Tax Credit for Qualified Empire  
Zone Enterprises plus Sales Tax Exemptions and Tax Reduction Credits