### **ORANGE COUNTY PARTNERSHIP STAFF DIRECTORY**

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## **MISSION STATEMENT**

The Orange County Partnership is a not-for-profit agency that attracts, retains and grows businesses, provides those businesses with significant support services, and educates the community at large on the values and benefits that accrue from sustained economic development in Orange County, New York.

## **OVER 30 YEARS OF ECONOMIC SUCCESS**







32 M SQUARE FEET



\$4.13 B CAPITAL INVESTME



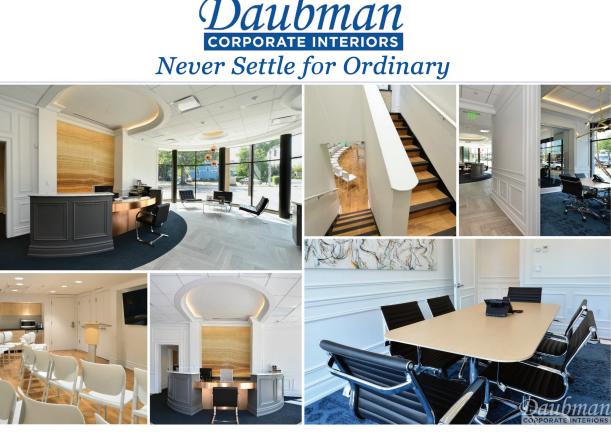
### WE ARE THE PERFECT RESOURCE TO HELP YOUR BUSINESS SUCCEED IN ORANGE COUNTY, NEW YORK

The Orange County Partnership is your one-stop resource for development opportunities in Orange County. Located just 60 miles north of New York City, Orange County is known as the "Crossroads of the Northeast." Our 42 municipalities, ranging from small cities and villages to towns of varying sizes, are all within reach of the county's three interstate highways, international airport, robust rail network and two navigable river-ways. As you can probably tell already, our region has much to offer your business or your clients. The Partnership team is here to help guide you through the countless opportunities that await you in Orange County.





40 Matthews Street | Suite 108 Goshen, NY 10924



WWW.DAUBMANS.COM



WWW.OCPARTNERSHIP.ORG | 845.294.2323

# FEATURED PROPERTIES: AVAILABLE PRIME OFFICE SPACE

## **IDEAL FOR MEDICAL:**

## ±73,000 SF MEDICAL/OFFICE/R&D SPACE FOR LEASE

75 Crystal Run Road | Middletown, NY 10940



#### **ADDITIONAL INFORMATION**

- Up to ±73,000 SF available for lease; suites as small as ±2,000 SF available
- Currently finished as medical, surgical and general office; Also ideal for R&D
- 60 miles from Manhattan; Located at junction of I-84 and NY Route 17/I-86
- Easy access to highways, medical facilities, colleges, shopping, hotels & restaurants

## **SUITABLE FOR CORPORATE HEADQUARTERS**

## **CHAMBER BUSINESS CENTER**

30 Scott's Corners Drive | Montgomery, NY 12549



#### **GOSHEN EXECUTIVE CENTER** 30-40 Matthews Street | Goshen, NY 10924



#### **ADDITIONAL INFORMATION**

75,000 SF CLASS A OFFICE SPACE IN TOWN OF WALLKILL

85 Crystal Run Road | Middletown, NY 10940

- Great location for medical offices, with Orange Regional Medical Center 1/2 mile away
- Up to 30,000 SF available of lower level; 45,000 SF on main level with large lobby entrance
- Landlord will provide turnkey renovation of space to suit tenants' needs



## 120,000 SF OFFICE SPACE FOR LEASE AT HORTON COMPLEX

60 Prospect Avenue | Middletown, NY 10940



#### ADDITIONAL INFORMATION

- Campus features 375,000 SF on 15.4 Acres; Touro Medical College leasing 140,000 SF
- Close to the all-new Orange Regional Medical Center
- Suitable for many uses including training center for nursing, ancillary healthcare or dentistry
- On-site restaurant and industrial kitchen

Visit our website for 80+ additional commercial office buildings.

## www.ocpartnership.org



# THE ADVANTAGES OF LOCATING IN ORANGE COUNTY

#### ADDITIONAL INFORMATION

- Beautiful, two-story building just under 20,000 SF available for purchase
- Central location, perfect for corporate headquarters
- Both levels are on grade, equipped with an elevator
- Approx. 1.5 miles from I-84; 7 miles from I-87; 5 miles from Stewart International Airport

#### ADDITIONAL INFORMATION

- Over 10,000 SF available between 2 buildings, significantly more space available in October 2017
- Attractive, secure lobbies; large windows and ample parking
- Convenient location with excellent visibility and abundant shops and restaurants nearby

## HOW ORANGE STACKS UP COMPARED TO OUR METRO NY/NJ NEIGHBORS...

- Significantly Lower Lease Rates Lower Land Prices for New Construction
- More Cost-Effective Workforce
  Lower-Cost Electricity and Bandwidth
- Lower-Cost of Living
- Enhanced Quality of Life

## HIGHER EDUCATION INSTITUTIONS IN AND AROUND ORANGE COUNTY



## THE IDEAL LOCATION FOR YOUR OFFICE OR HEADQUARTERS



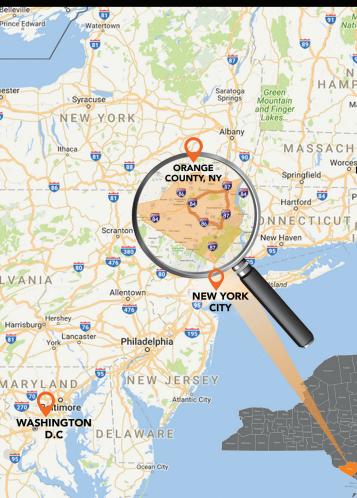
#### LOCAL AIRPORTS



AIRPORT

#### PASSENGER TRANSPORTATION







Orange County office buildings.



