

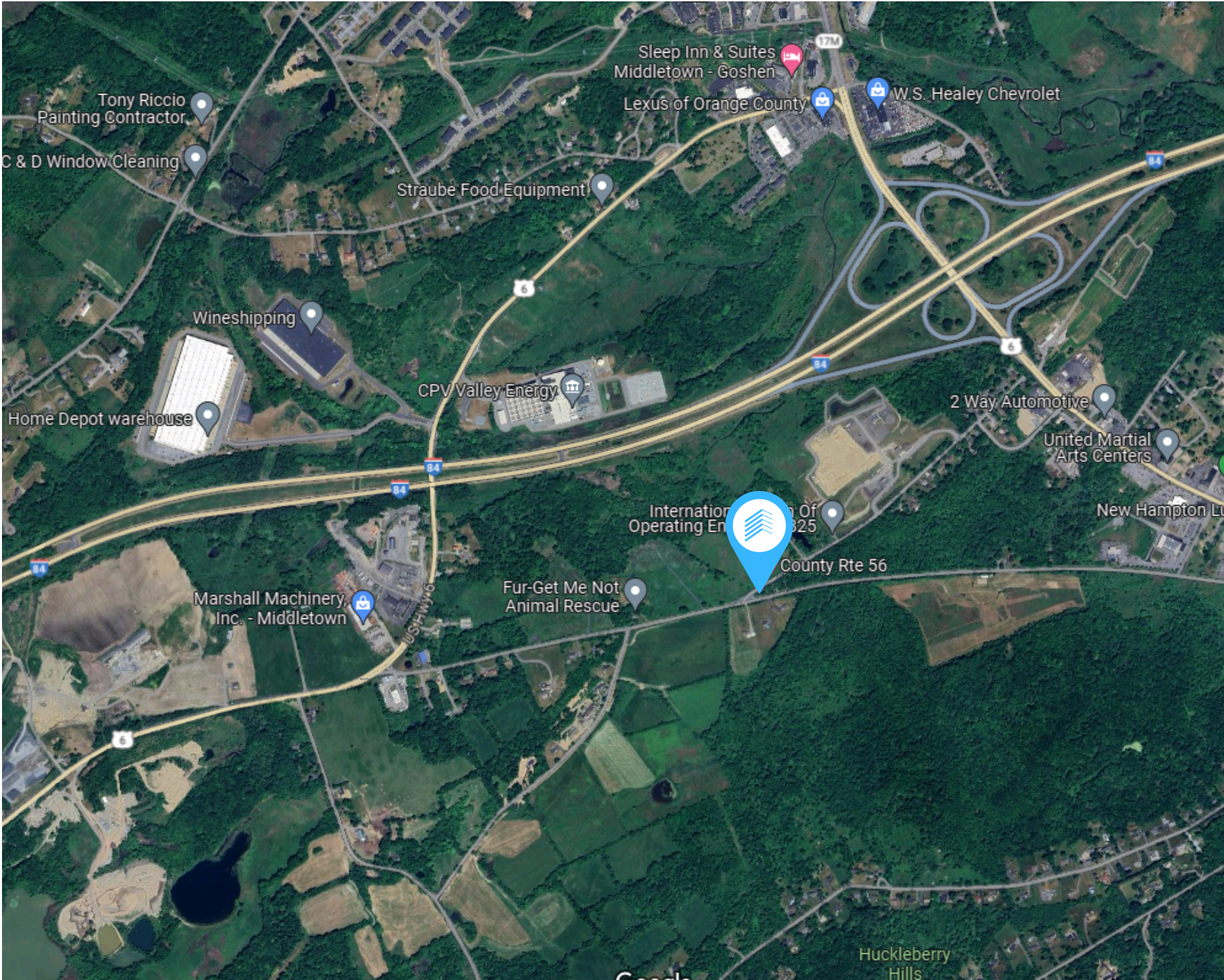
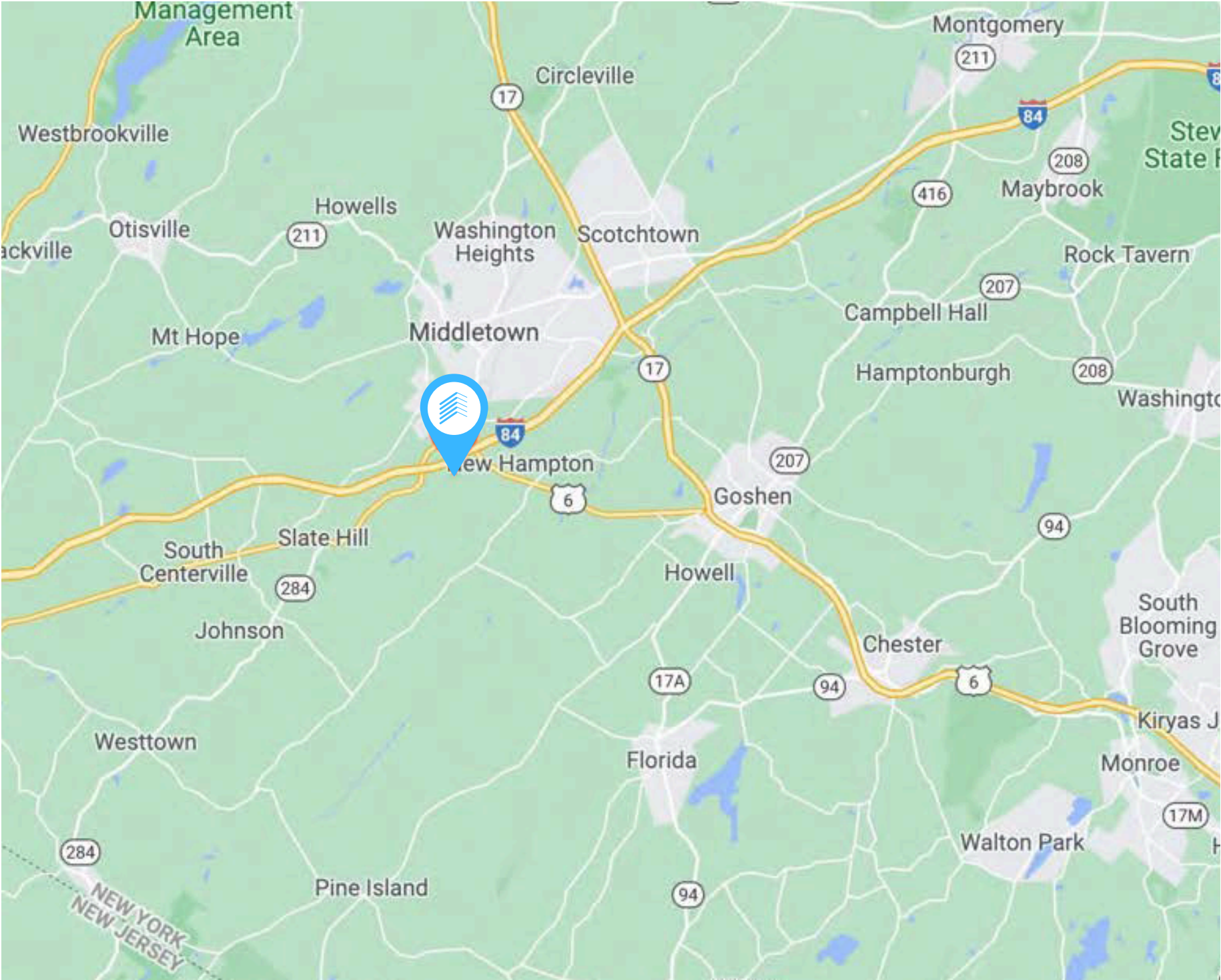
310 COUNTY ROUTE 56,
NEW HAMPTON, NY 10958

265,970 SF Approved Industrial Site
Situated on 25.6 Acres



- 2 Buildings Totaling 265,970 SF - Approved Site
- Building A - 146,000 SF
- Building B - 119,970 SF
- 25.6 Acres total Lot
- 50 Loading Docks
- 36' Clear Ceiling Height
- 151 Parking Spaces
- 34 Trailer Storage Spaces





MAJOR ROADWAYS DISTANCE

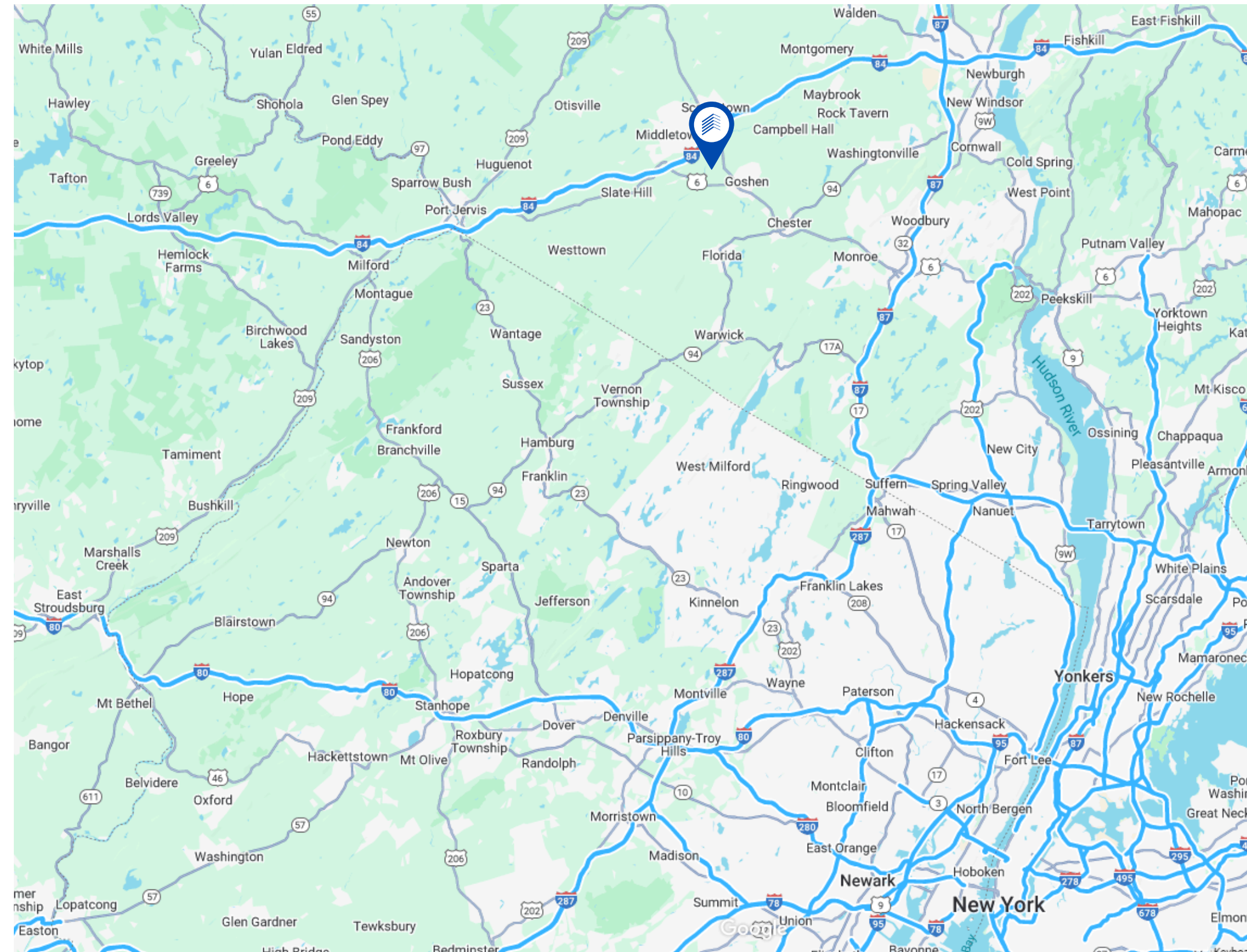
- Interstate 84 Frontage
- I-84, Exit 15 ±2.5 mi.
- Route 17k ±7 mi.
- Interstate 87 ±22 mi.
- Interstate 287 ±40 mi.
- Interstate 80 ±55 mi.
- NJ Turnpike (I-95) ±60 mi.
- Interstate 78 ±75

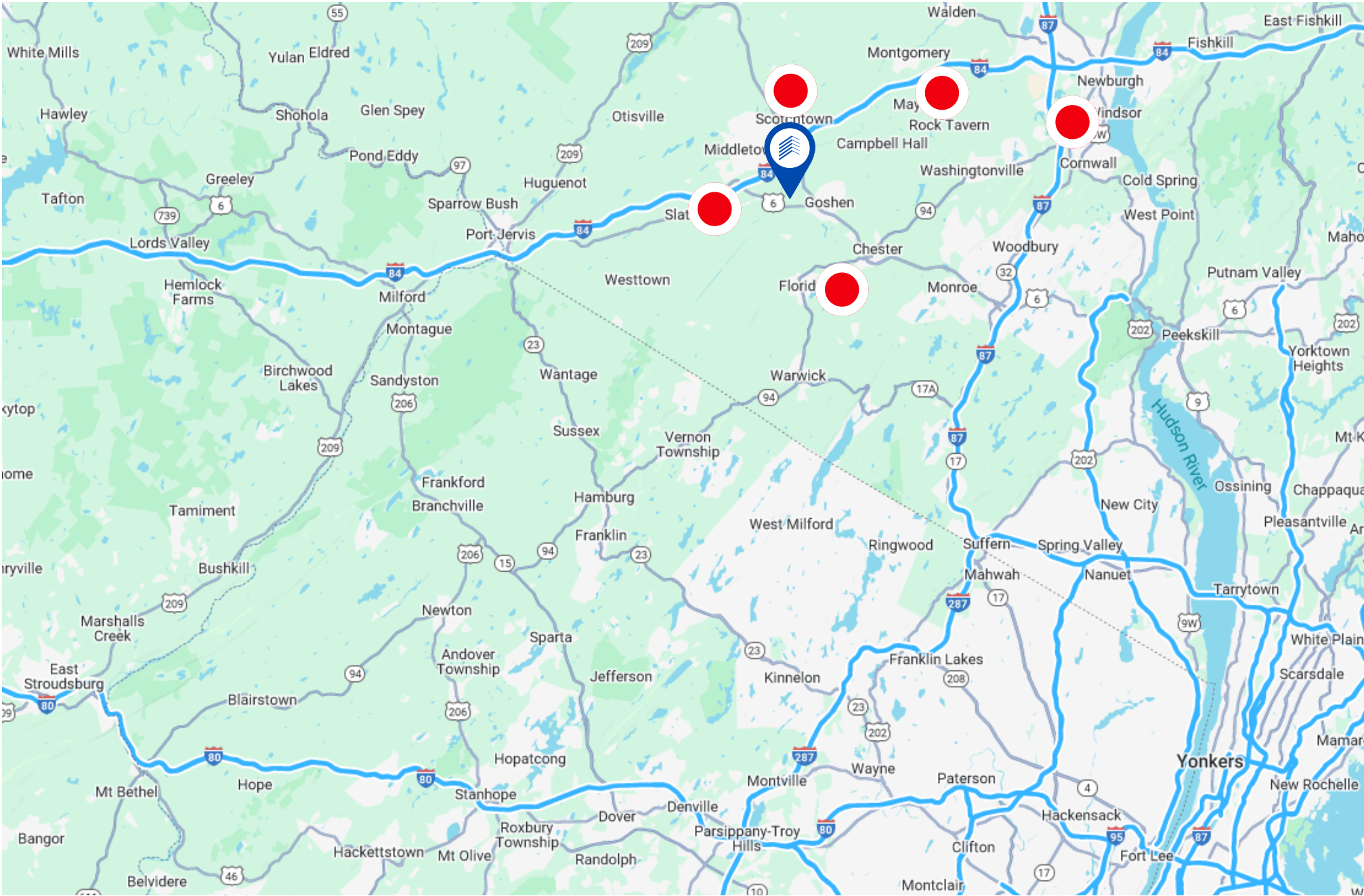
PORTS / AIRPORTS

- New York Stewart Int'l Airport 23 mi.
- Port Newark 75 mi.
- Newark Liberty Int'l Airport 78 mi.

MAJOR CITIES DISTANCE

- NYC 74 mi. Albany 108 mi.
- Philadelphia 152 mi.
- Boston 221 mi.
- Montreal 328 mi





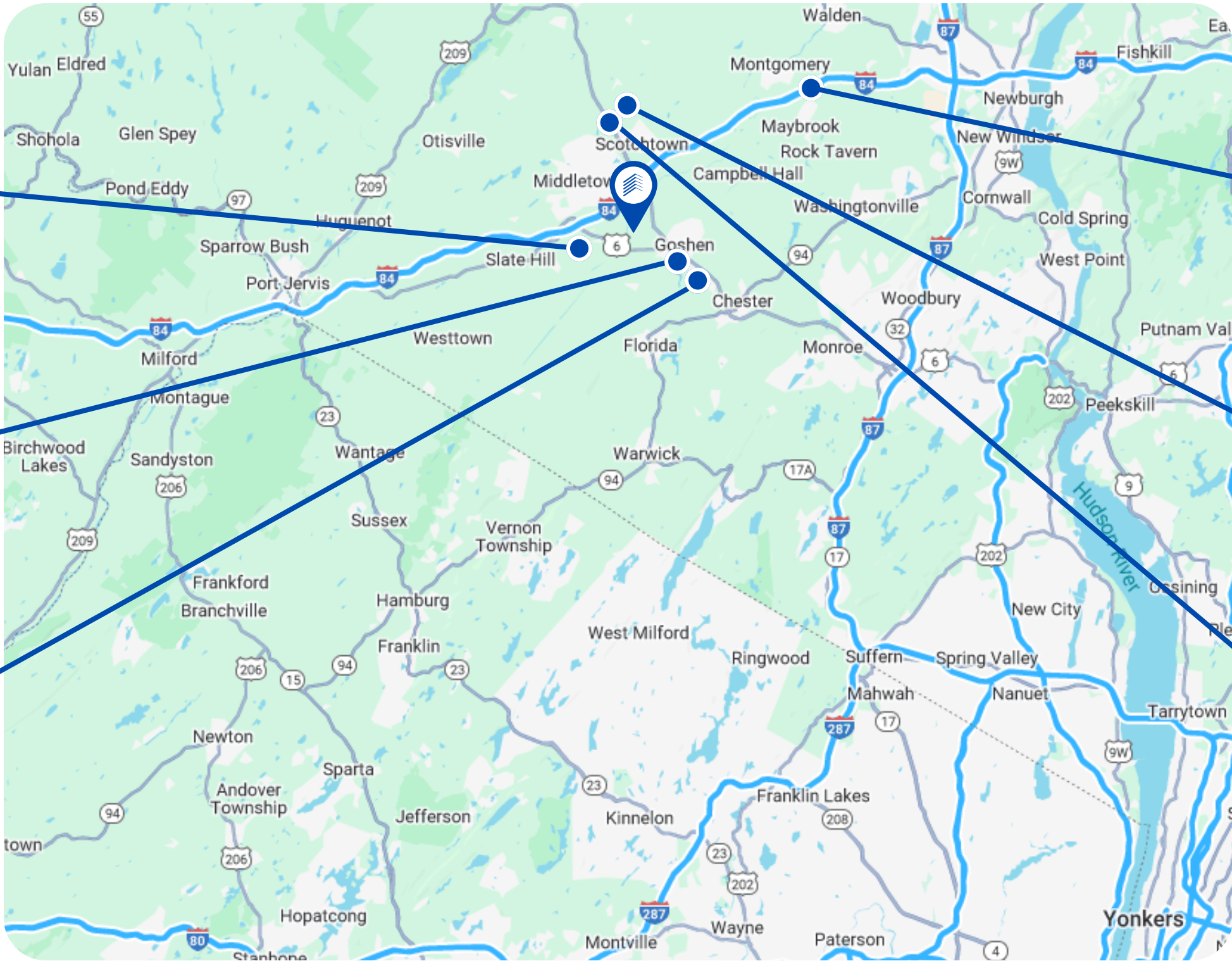
● Corporate Neighbors Icon Locations



Slate Hill Logistics Center
Route 6 & McBride Road,
Scannell Properties
Building 1: 930,000 SF
Building 2: 850,000 SF

41 Echo Lake Rd, Goshen
Amys Kitchen Manufacturing
Building Size: 369,000 SF

2500 Route 17M Goshen
Royal Wine Corp
Building Size: 500,000 SF



Maybrook Logistics Center
134 Neelytown Rd, Montgomery
Brookfield
Building Size: 312,000 SF

Golden Triangle Logistic Center
350 Silver Lake Scotchtown Rd
Middletown - Crow Holdings
Building Size: 535,000 SF

Golden Triangle Logistic Center
360 Silver Lake Scotchtown Rd
Middletown
Building Size: 280,000 SF

Address	Year Built	Building Class	Building Size	Lease Size	Ceiling Ht	# of Docks	Starting Rent
60 Tuner Drive, Middletown NY	2008	B	86,000	86,000	26'	4	\$13.95
136 Bracken Road, Montgomery NY	1986	B	17,820	17,820	14	3	\$15.00
1396 Route 300, Newburgh NY	2023	A	927,000	927,000	40'	179	\$13.25
134 Neelytown Road, Montgomery NY	2024	A	312,567	312,567	36	74	\$14.00
18 Leonards Drive, Montgomery NY	2022	A	80,260	42,000	36	9	\$14.00
18 Leonards Drive, Montgomery NY	2022	A	80,260	37,000	36	9	\$13.00
Average							\$13.84



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