

Available

Winstanley Logistics

State Highway 5S, Town of Florida , New York

+/-143.4 Acres

Up to 1,000,000 square feet of high bay industrial space





Available

Town of Florida, New York

FACILITY FEATURES, SUBJECT TO FUTURE TENANT'S SPECIFIC NEEDS, WILL INCLUDE:

- 36' clear ceiling heights
- ESFR Sprinkler System
- Tilt-up concrete construction
- 133 9'x10' dock high loading doors
- 776 trailer spaces
- All major utilities including natural gas

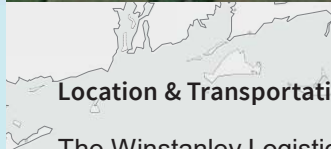
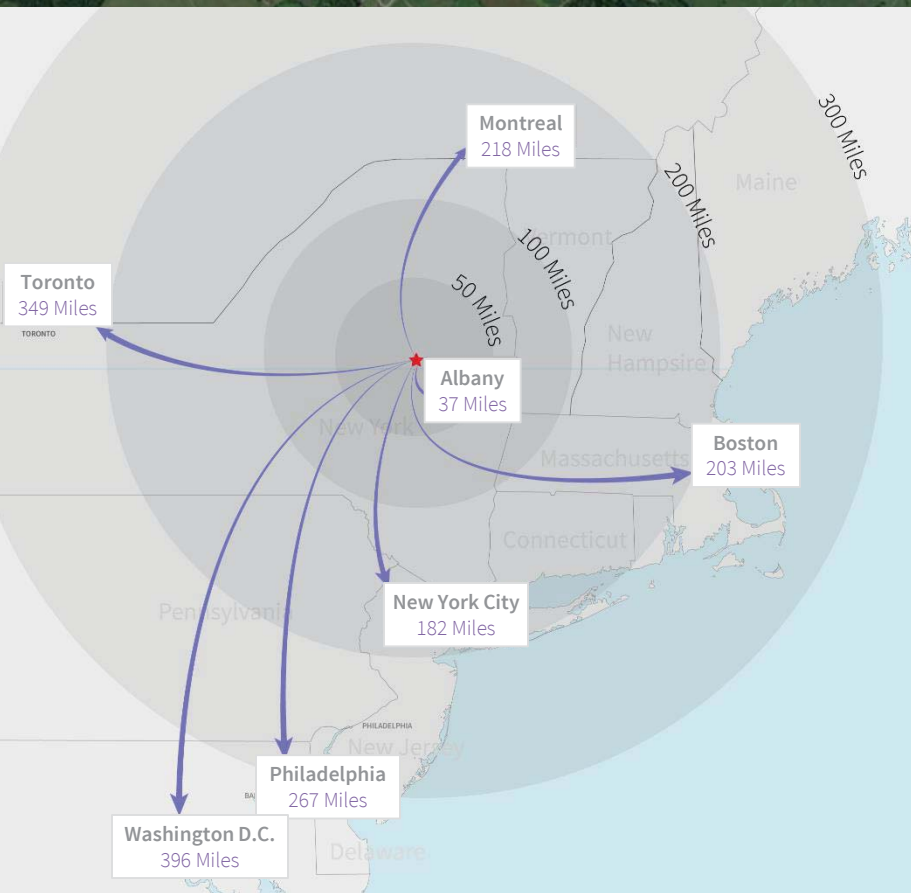
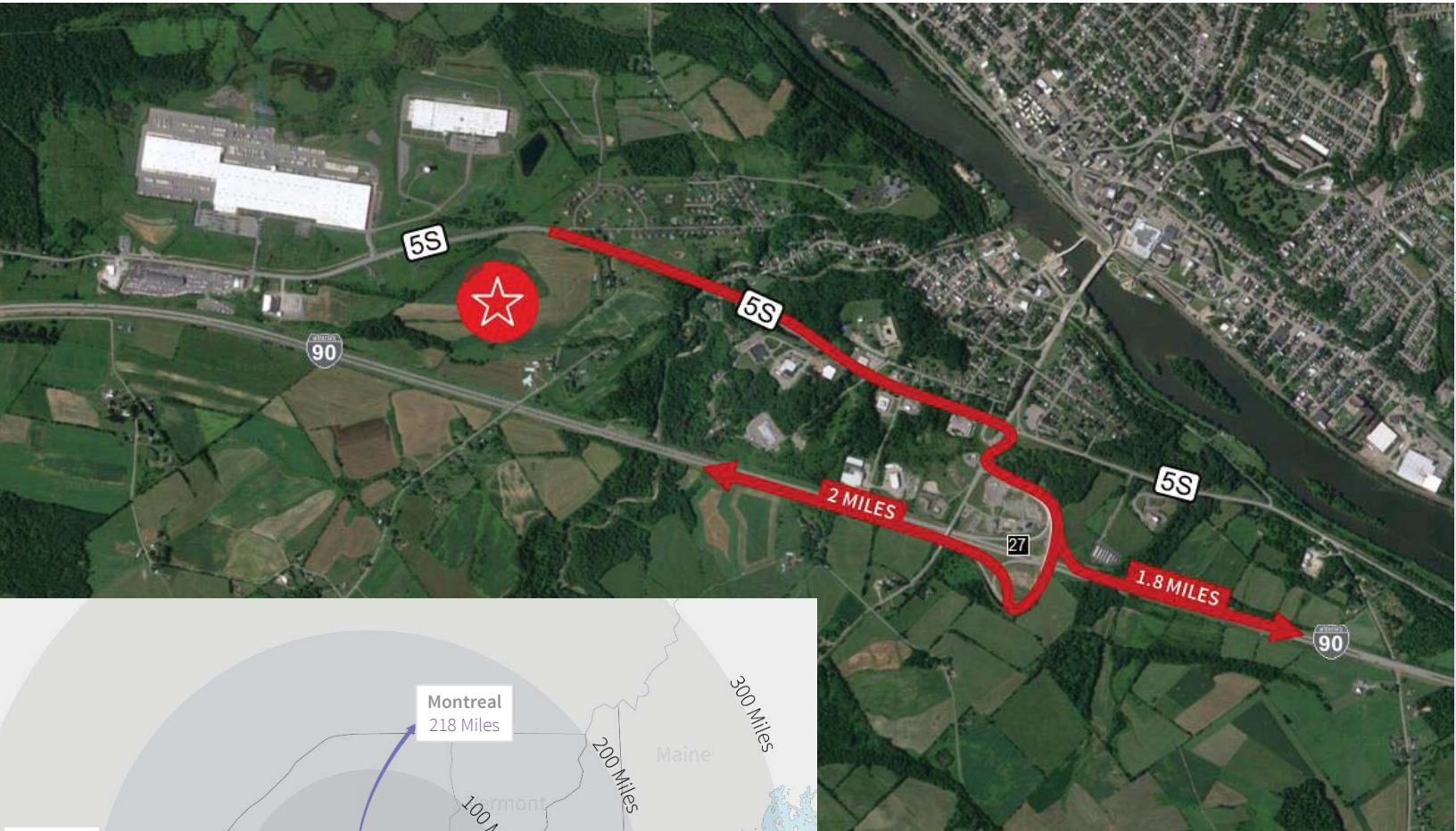
NEARYBY INDUSTRIAL OPERATORS INCLUDE:

- | | |
|---------------------------------------|-------------------|
| - Target | - Fage |
| - Dollar General (under construction) | - Hill & Markes |
| - Wal-Mart Stores | - Beech-Nut Foods |

DEVELOPMENT SITE STATUS AND ADVANTAGES:

- Pursuit of industrial entitlements and zoning to construct up to 1,000,000 sq. ft. distribution facility underway
- Intensive permitting efforts underway
- Attractive labor conditions and work-force drive time radius
- Located less than 2 miles from Exit 27 of I-90 (NYS Thruway) and approximately 30 miles from I-87

Town of Florida, New York



Location & Transportation

The Winstanley Logistics 5S site is ideally located within the Greater Albany Marketplace and less than 2 miles from Exit 27 of the NYS Thruway in pro-business Montgomery County. Montgomery County and the Town of Florida are established distribution markets and are home to Target, Hill & Marques and Dollar General distribution centers, all of which are in close proximity to the Winstanley Logistics 5S site. A friendly, pro-business environment and attractive regional labor market add to the appeal of the Winstanley Logistics 5S site, along with its immediate proximity and high visibility from I-90 (NYS Thruway).

For more information, contact:

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