

FOR SALE OR LEASE

Under Construction Industrial Development

± 92 acres on Silver Lake Scotchtown Road

Fully entitled development, approved for 834,803 sq. ft. in two (2) buildings

OPPORTUNITY IN ORANGE COUNTY, NEW YORK

535,603 SF DELIVERING Q3 2025



GOLDEN TRIANGLE

logistics center



350 Silver Lake-Scotchtown Rd | Wallkill NY
www.goldentrianglelogisticscenter.com

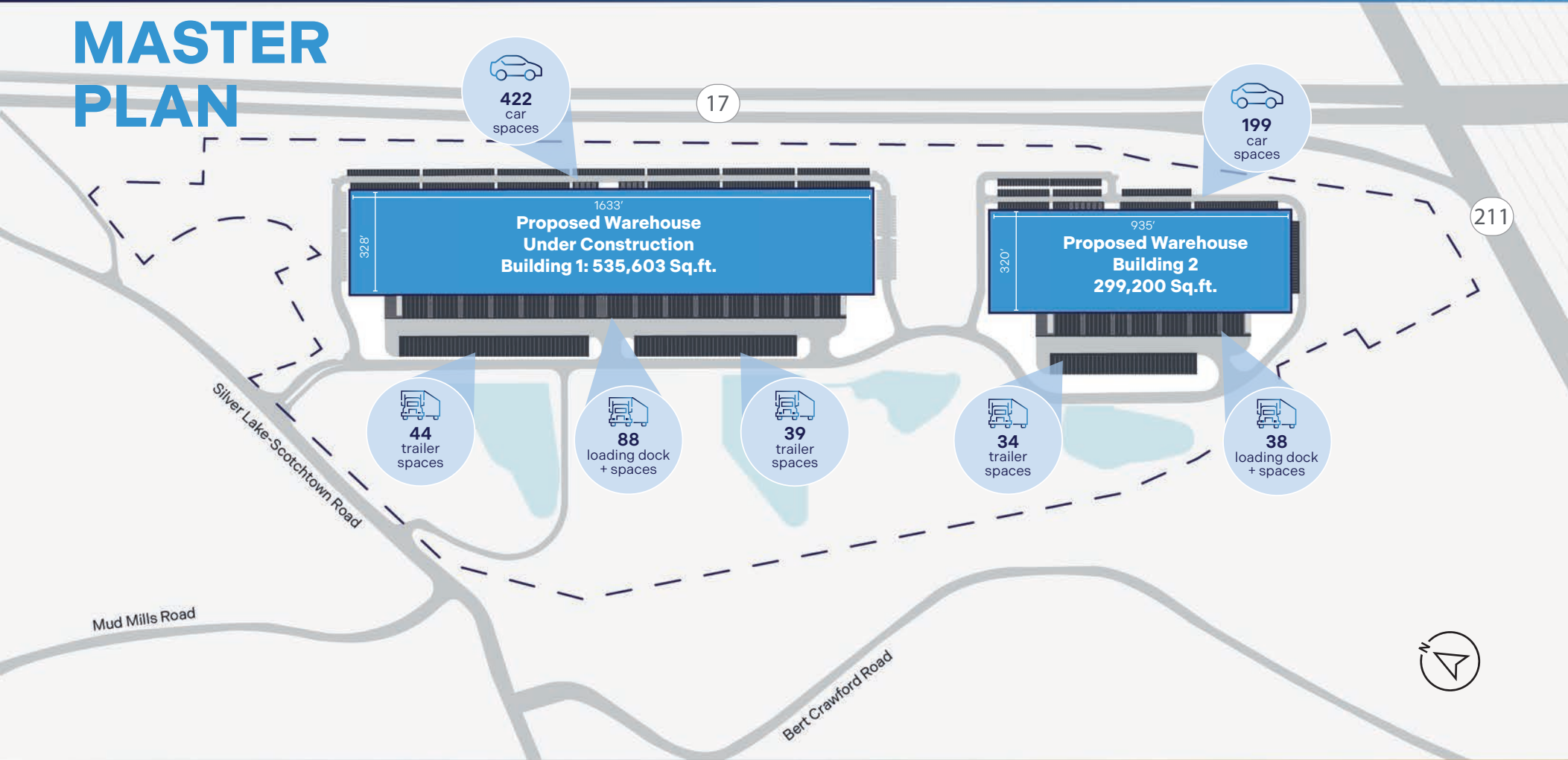
CROW HOLDINGS
DEVELOPMENT



Welcome to Golden Triangle Logistics Center

located in the heart of Orange County and at the intersection of I-84 and Route 17 (future I-86). This planned industrial development is fully approved for 834,803 sq.ft. with Building 1 currently under construction.

MASTER PLAN



Orange County, New York has become a leading market in the Northeast for logistics and transportation. Golden Triangle offers an unmatched reach to nearly 50M consumers in a day's drive and outstanding

connectivity to the Northeast's interstate network, a strong labor pool and the ability to service the Boston to Baltimore corridor while also providing the ability to service the last mile into the New York City metro area.

PLANNED BUILDING FEATURES

Building 1

TOTAL BUILDING SIZE (SF)	535,603
OFFICE SIZE	To suit
BUILDING DIMENTIONS	328' x 1633'
DOCK DOORS	88
TRAILER STORAGE	83
CAR PARKING	422

LAND AREA	92.1 ac on Silverlake Scotchtown Road
BUILDING TYPE	Speculative industrial warehouse
LOADING CONFIGURATION	Single side
BUILDING HEIGHT	36' clear (45' max building height all-in)
COLUMN SPACING	55' x 54' with 60' speed bay
FLOOR SLAB	7" slab - 6" stone
POWER	480V, 4000 amps

Building 2

TOTAL BUILDING SIZE (SF)	299,200
OFFICE SIZE	To suit
BUILDING DIMENTIONS	320' x 935'
DOCK DOORS	38
TRAILER STORAGE	34
CAR PARKING	199



STRATEGICALLY CENTERED



211

211



INTERSTATE
84

Notable tenants within the competitive landscape



INTERSTATE
84



to
New York City

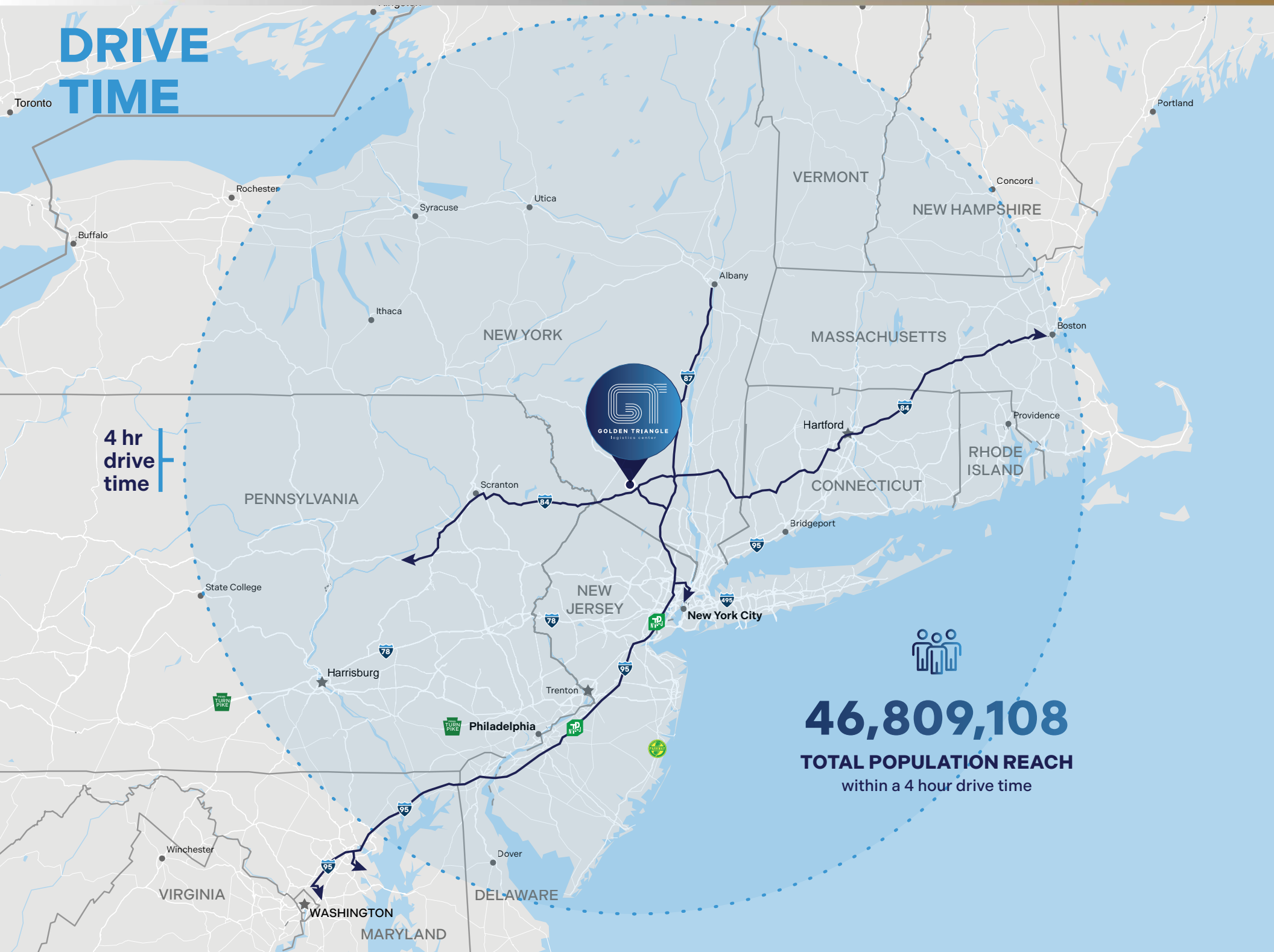
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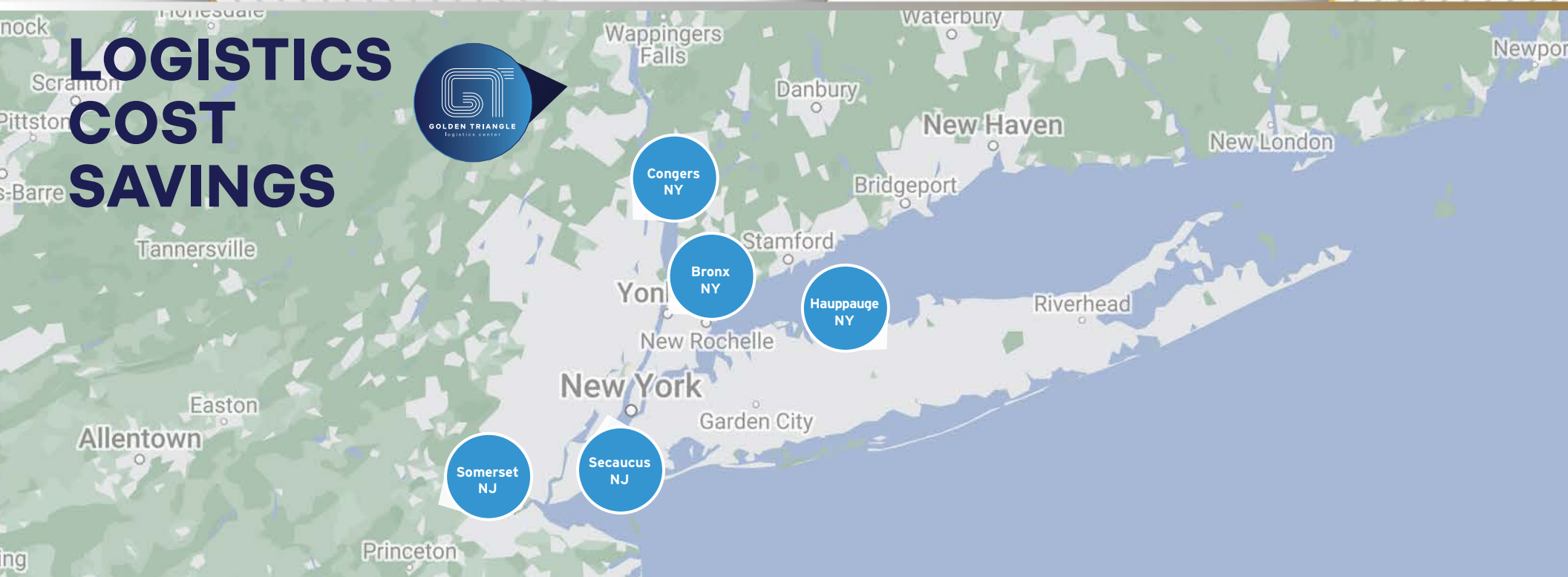
DRIVE TIME

4 hr
drive
time



46,809,108
TOTAL POPULATION REACH
within a 4 hour drive time





LOGISTICS COST SAVINGS



Annual estimated logistics cost comparison vs alternative locations

Golden Triangle
Logistics Center

Facility size

535,000

Region	Golden Triangle	Somerset NJ	Meadowlands NJ	Bronx NY	Rockland County, NY	Long Island NY
Representative City	Wallkill NY	Somerset NJ	Secaucus NJ	Bronx NY	Congers NY	Hauppauge NY
Inbound	\$1,408,000	\$994,000	\$877,000	\$1,163,000	\$1,493,000	\$1,623,000
Outbound	\$5,284,000	\$6,481,000	\$4,424,000	\$3,130,000	\$3,798,000	\$4,742,000
Rent + Tax + OPEX	\$9,202,000	\$10,968,000	\$13,509,000	\$22,738,000	\$12,305,000	\$11,770,000
Total Logistics Costs	\$15,894,000	\$18,443,000	\$18,810,000	\$27,031,000	\$17,596,000	\$18,135,000
Variance vs. GT	--	\$2,549,000	\$2,916,000	\$11,137,000	\$1,702,000	\$2,241,000
Variance psf	--	\$4.76	\$5.45	\$20.82	\$3.18	\$4.19

Assumptions: 1,750 inbound containers a year / 17,500 annual outbound trucks to NYC, Westchester, Long Island, Connecticut and Northern NJ.

OUTSTANDING LABOR REACH

TRANSPORTATION/WAREHOUSE LABOR

4,443	12,999	26,376
10 miles	20 miles	30 miles

TOTAL POPULATION

132,943	461,923	1,125,763
10 miles	20 miles	30 miles

TOTAL LABOR FORCE

69,463	232,446	569,137
10 miles	20 miles	30 miles

MEDIAN WAREHOUSE HOURLY SALARY

US median is \$18.53

\$19.78	\$19.32	\$19.05
10 miles	20 miles	30 miles

MEDIAN HOUSEHOLD INCOME

US median is \$72,414

\$89,867	\$91,665	\$90,526
10 miles	20 miles	30 miles

UNEMPLOYMENT RATE

US median is 3.7%, January 2024

4.0%	4.3%	4.4%
10 miles	20 miles	30 miles



10 mi

20 mi

30 mi



GOLDEN TRIANGLE
logistics center



CROW HOLDINGS
DEVELOPMENT

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