

CENTRAL NEW YORK

LOGISTICS CENTER

2571 Higby Road
Frankfort, NY

www.centralnewyorklogistics.com

AVAILABLE
FULLY APPROVED INDUSTRIAL
DEVELOPMENT SITE IN FRANKFORT, NY

1,030,040 SF | ± 82 ACRES

Site Rendering

Routine Properties



DEVELOPMENT OVERVIEW

The Central New York Logistics Center is the largest approved and shovel ready industrial development site in New York State and New England. It is strategically located in Frankfort, New York with direct access to I-90 and proximate to an outstanding labor market. Major past and planned industrial developments include the \$48 billion Micron semiconductor manufacturing facility in Clay, NY as well as major distribution operations by Wal-Mart, Tractor Supply, Family Dollar, Orgill, and Wolfsped in Marcy. The property is located immediately adjacent to Tractor Supply's largest national distribution center, at 930,000 SF and will benefit from numerous state and county tax benefits and incentives.

PROJECT INCENTIVES

Herkimer County IDA Tax Incentives

- ▶ Sales tax exemption on all construction materials
- ▶ Real estate tax abatement
- ▶ Mortgage recording tax exemption

New York State Incentives

- ▶ FAST NY Shovel-Ready Grant Program
- ▶ Excelsior Jobs Tax Credit

National Grid

- ▶ Electric Capital Investment Incentive
- ▶ Natural Gas Capital Investment Incentive

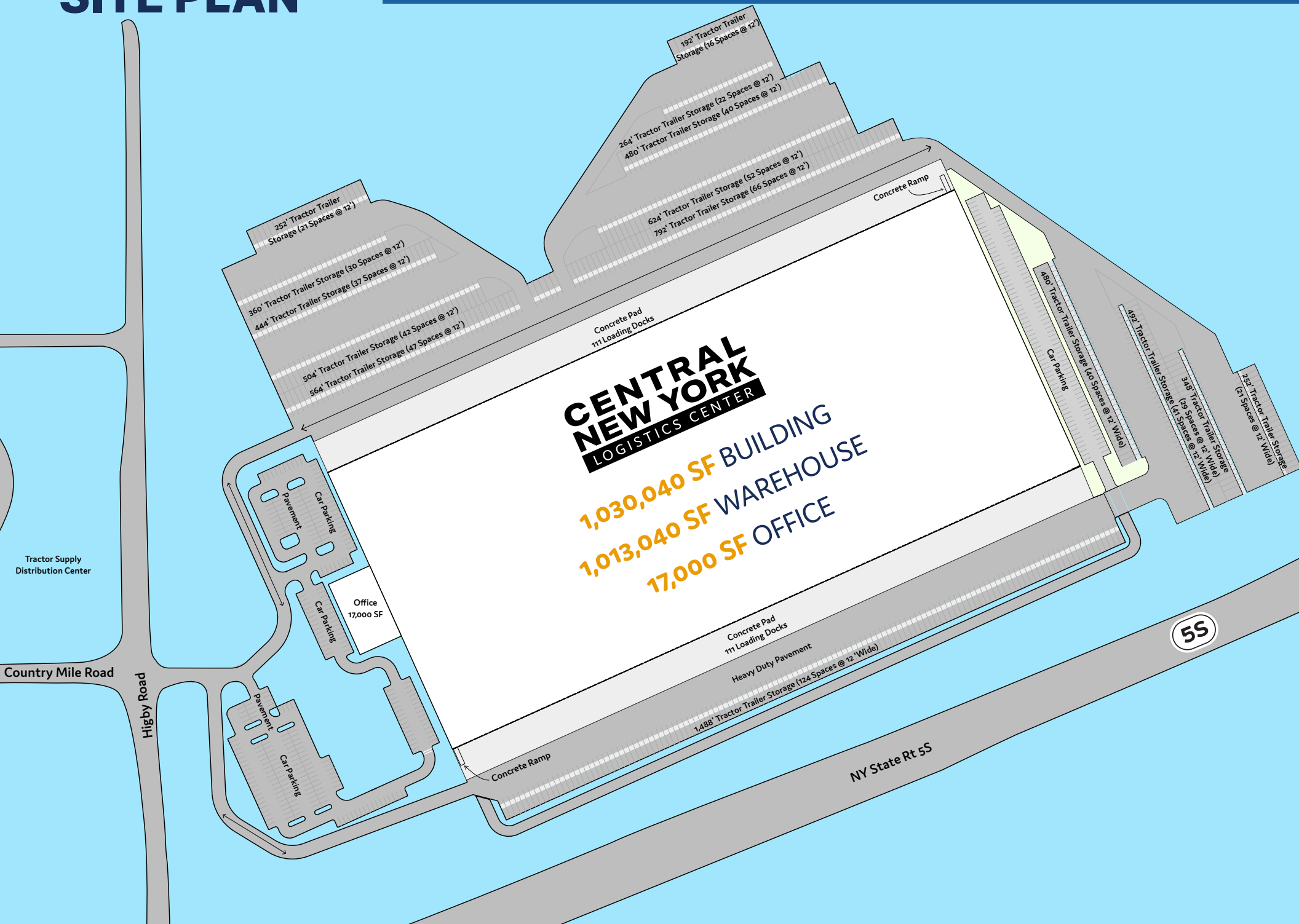
BUILDING SPECIFICATIONS

2571 HIGBY ROAD, FRANKFORT, NY

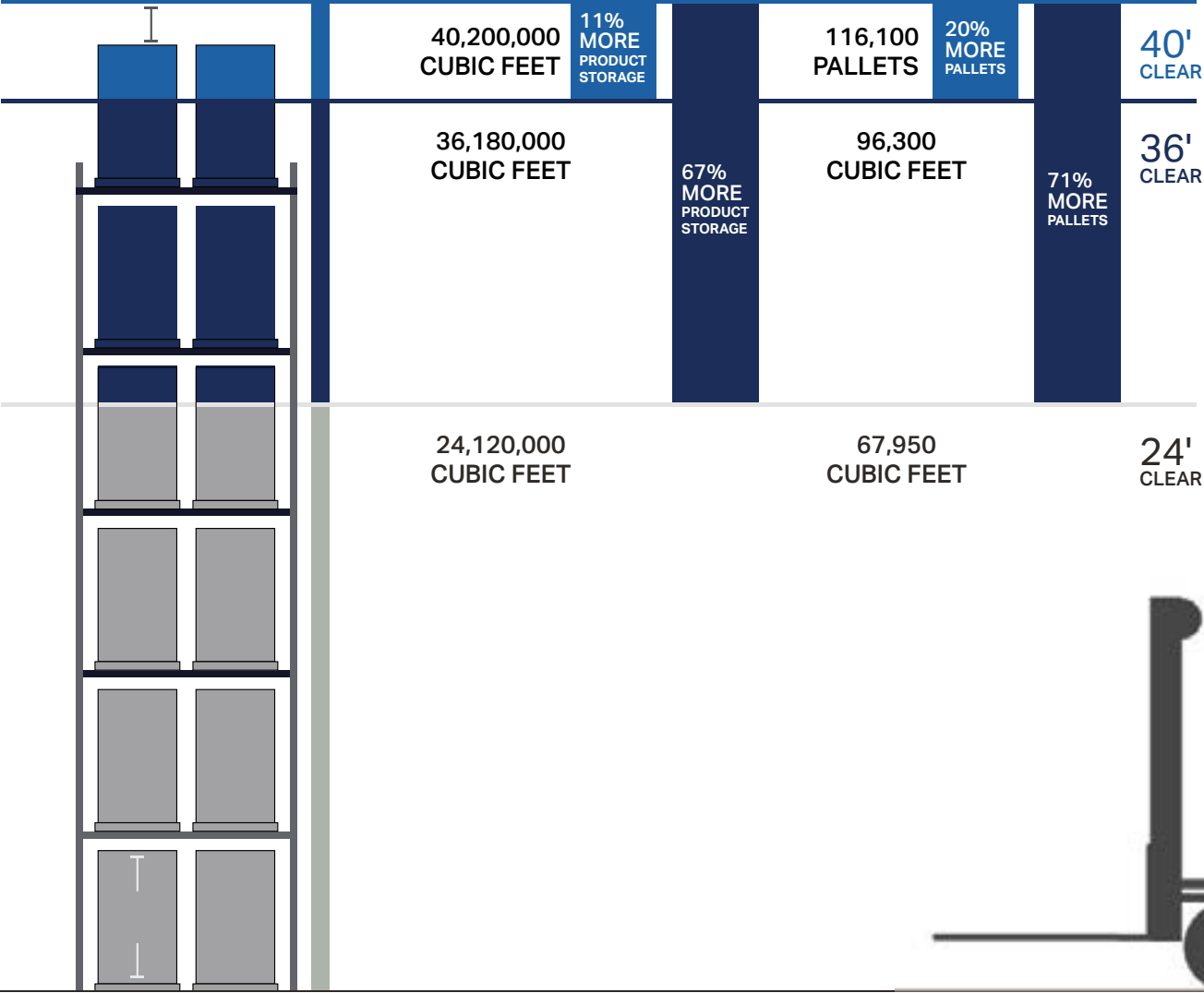
Building Size	1,030,040 SF
Building Dimensions	1512' x 670'
Warehouse	1,013,040 SF
Acres	±82 acres
Office Size	17,000 SF Office size can be adjusted to accommodate tenant requirements
Ceiling Height	40' clear Permitted up to 120' building height
Column Spacing	50' x 56'
Loading	222 Cross-Docks 9' wide doors, 13'-6' on center
Drive-In Doors	2 Count and location can be added to accommodate tenant requirements
Trailer Parking Spaces	628 spaces Flexible trailer and car parking exchange options available to meet tenant requirements
Car Parking Spaces	419 spaces Flexible trailer and car parking exchange options available to meet tenant requirements
Speed Bay	60'
Floor	7" reinforced concrete
Roof	Single-ply roof with interior drainage
Sprinkler System	ESFR

Utility Specifications	Provider	Capacity
Electric	National Grid	3-Phase, 9,000 amps, 480V
Gas	National Grid	4" High Pressure Line, 35M BTU Expandable based upon tenant requirements
Water	Village of Frankfort Water Authority	2,000,000 GPD of available capacity
Sewer	Herkimer County Sewer District	2,500,000 GPD of available capacity

SITE PLAN



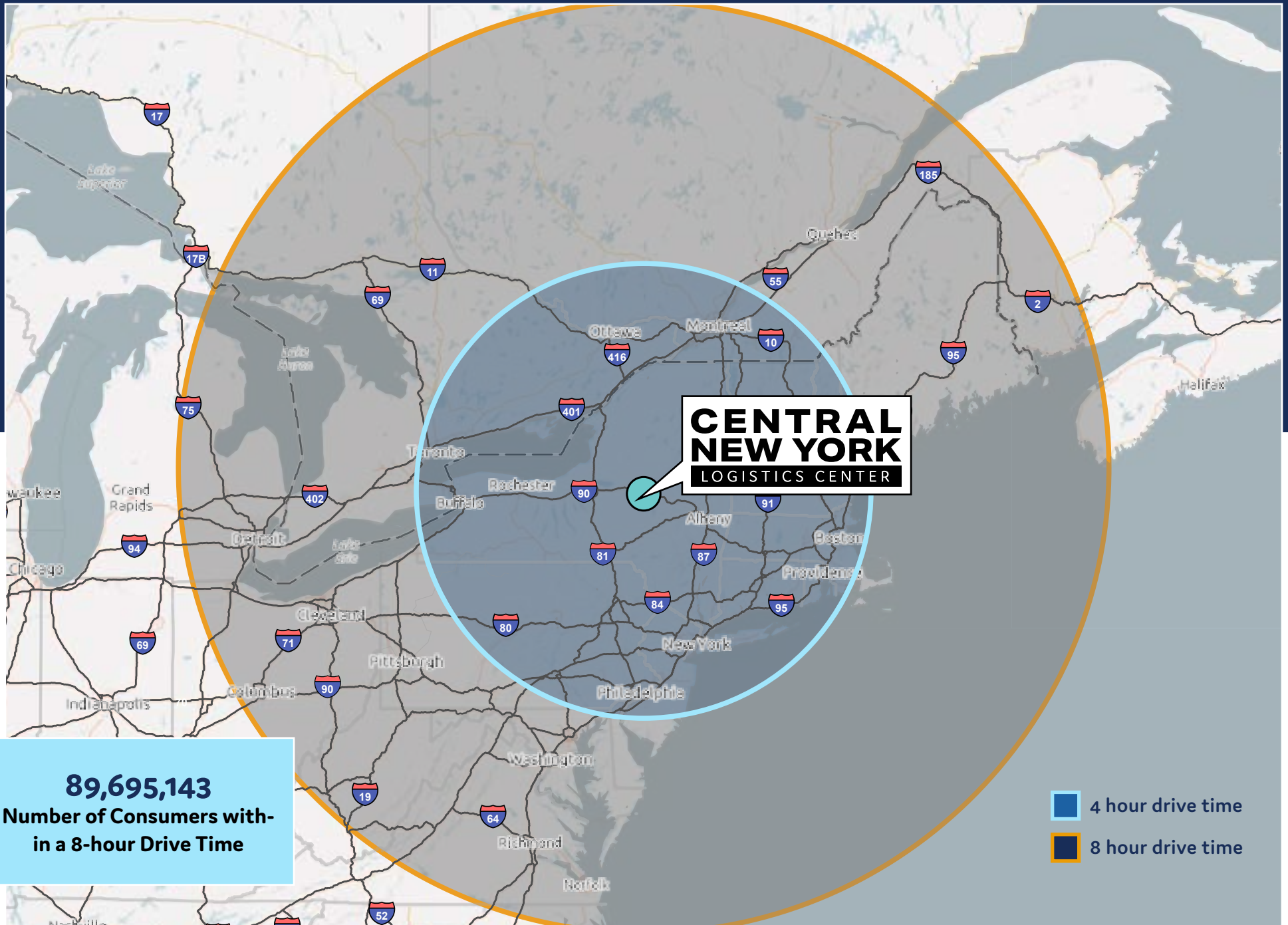
HIGH - CAPACITY CUBE STORAGE



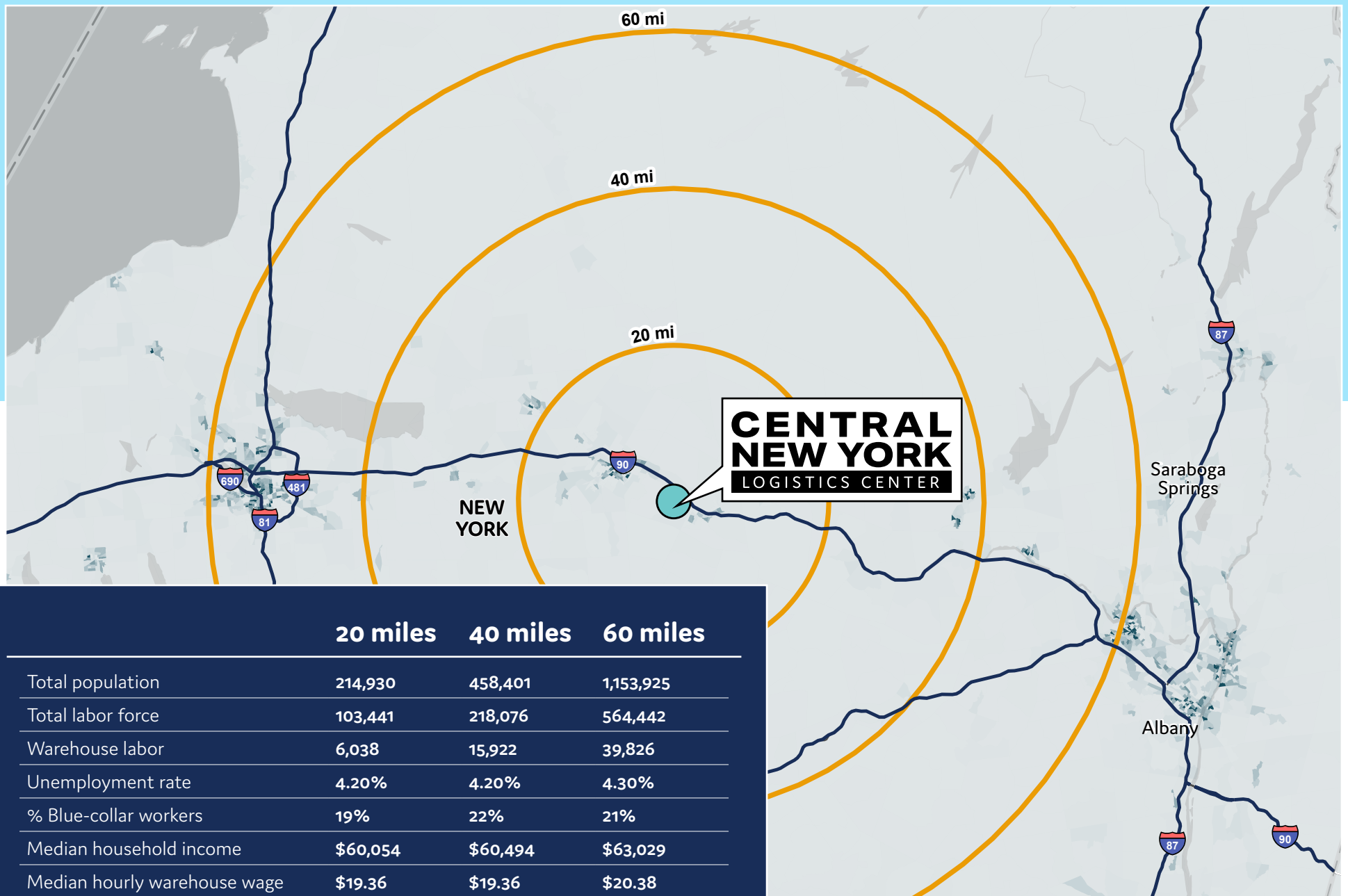
CORPORATE NEIGHBORS



VAST CONSUMER REACH



STRONG LABOR SUPPLY



SEAMLESS CONNECTIVITY



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