

MID-HUDSON

LOGISTICS CENTER

333,386 SF
INDUSTRIAL FACILITY

1 Van Bergen Lane, West Coxsackie, NY

IMMEDIATELY AVAILABLE
DRY & COLD STORAGE FOR LEASE

WE | **WINSTANLEY**
ENTERPRISES
REAL ESTATE INVESTMENT & DEVELOPMENT



BUILDING OVERVIEW

Mid-Hudson Logistics Center features 333,386 square feet of **Class A**, high-bay **dry and cold storage** distribution situated in West Coxsackie, NY. Set within an established industrial park, the property is immediately accessible to major highway networks, a skilled workforce, and has a flexible configuration making it an ideal location for an array of industrial operations.

• Building:	333,386 SF
--------------------	------------

• Two Story Office:	13,884 SF
----------------------------	-----------

• Dry Warehouse:	209,523 SF
-------------------------	------------

• Perishable (freezer/ cooler) Warehouse:	109,979 SF
--	------------

• Clear Heights:	29' clear
-------------------------	-----------

• Loading:	Sixty one (61) 8'x 9'6" dock high loading doors Two (2) drive-in doors
-------------------	--

• Parking:	77 Trailer parking spaces, 216 Car parking spaces
-------------------	--

• Acreage:	30.74 Acres
-------------------	-------------

• Column Spacing:	40'x40' with 80' speed bays
--------------------------	--------------------------------

• Lighting:	LED
--------------------	-----

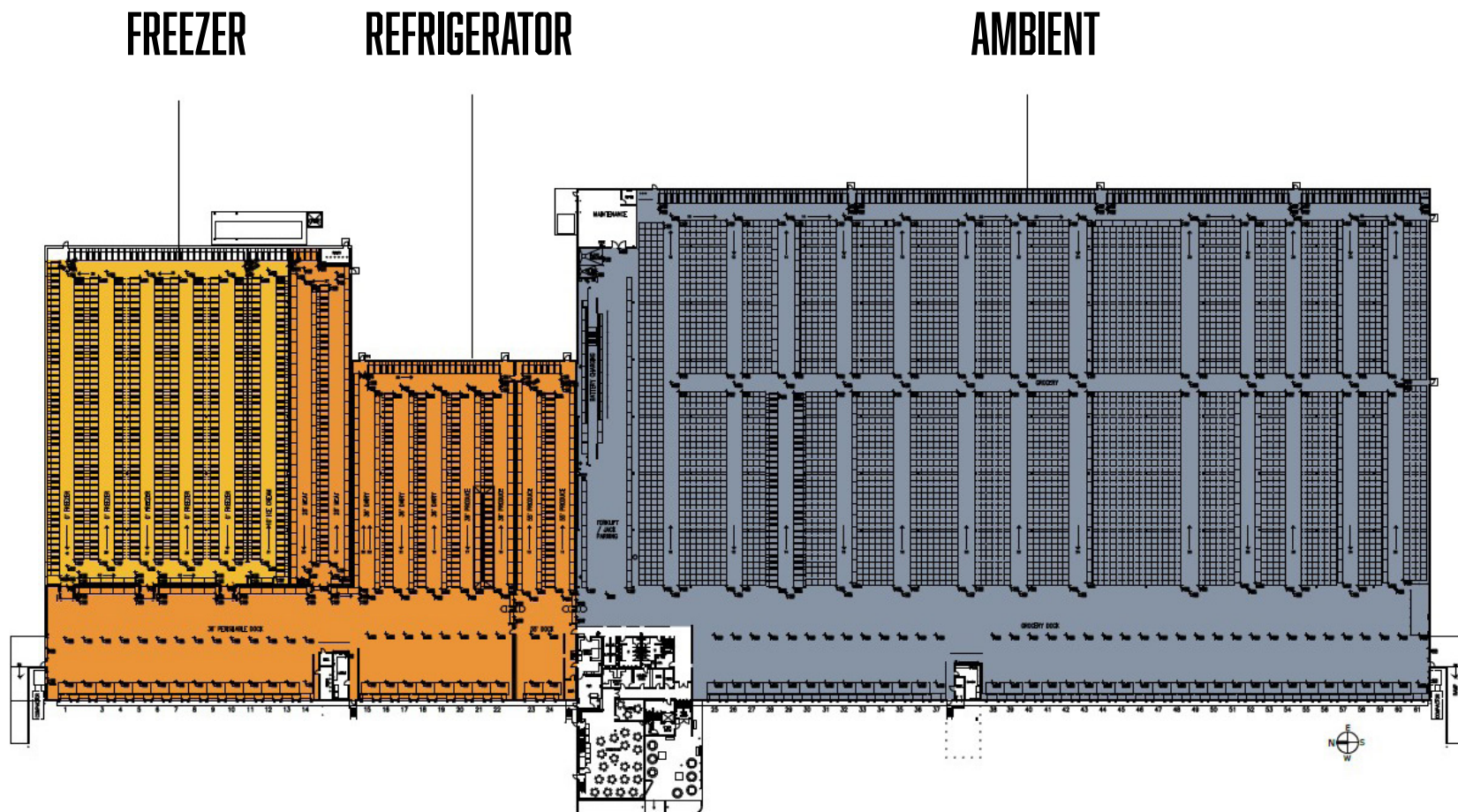
• Floor Thickness:	7"
---------------------------	----

• Fire Suppression:	ESFR
----------------------------	------

• Power:	3,000 Amps
-----------------	------------

• Truck Court Depth:	210'
-----------------------------	------

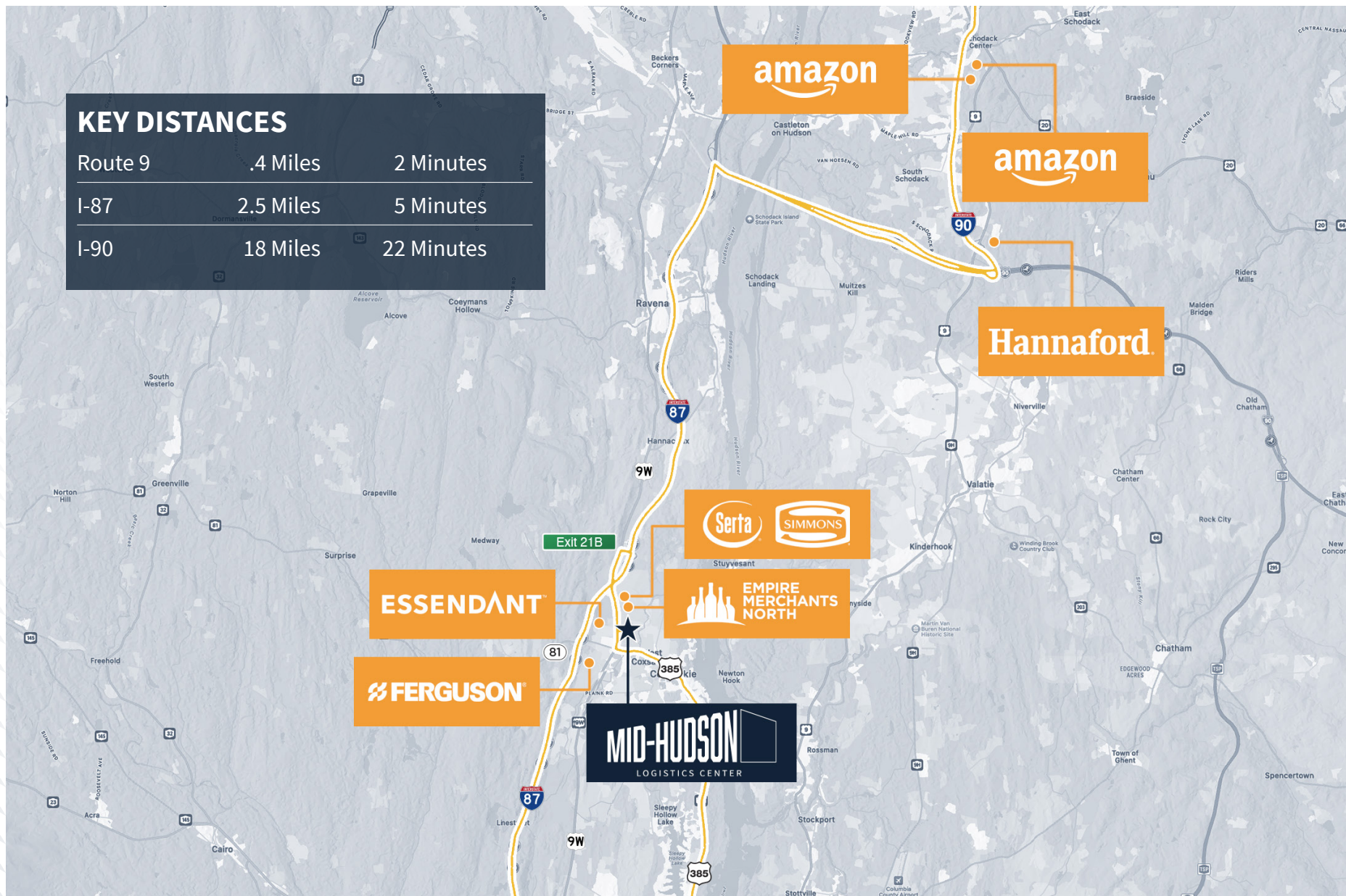
Mid-Hudson Logistics Center has **critical existing infrastructure** including **temperature-controlled storage**, and new ownership is planning additional **capital improvements** to modernize the warehouse. The building also has expansion potential – up to an additional 197,300 SF - making it suitable for businesses looking to grow and adapt to changing needs.



LOCAL ACCESS

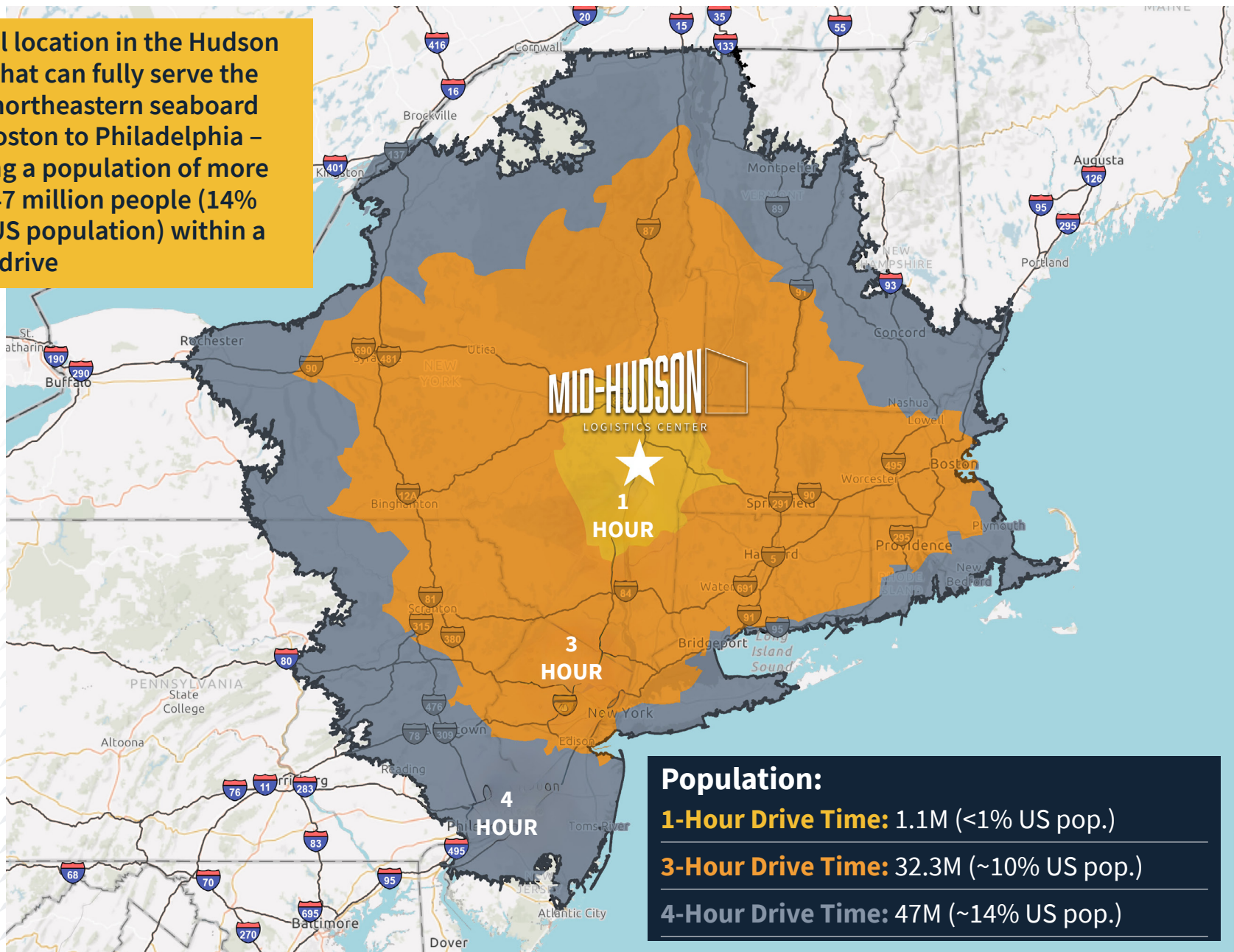
KEY DISTANCES

Route 9	1.4 Miles	2 Minutes
I-87	2.5 Miles	5 Minutes
I-90	18 Miles	22 Minutes



DRIVE-TIME

An ideal location in the Hudson Valley that can fully serve the entire northeastern seaboard from Boston to Philadelphia – reaching a population of more than ~47 million people (14% of the US population) within a 4-hour drive



LABOR REACH

Total Labor Force

Mid-Hudson Logistics Center benefits from a strong local labor supply across the region, providing access to a workforce of over 400,911 people within a 45-minute commute, with approximately 15% of them being blue-collar. Alternatively, within a 60-minute commute, the workforce expands to reach approximately 572,125 people, with 16% of them being blue-collar.

Median warehouse wages are \$20.73 per hour, which is lower than surrounding areas such as Albany, Rockland County, and Northern New Jersey. In particular, wages are \$0.73 per hour lower at MHLC than in Northern New Jersey. (45-minutes)

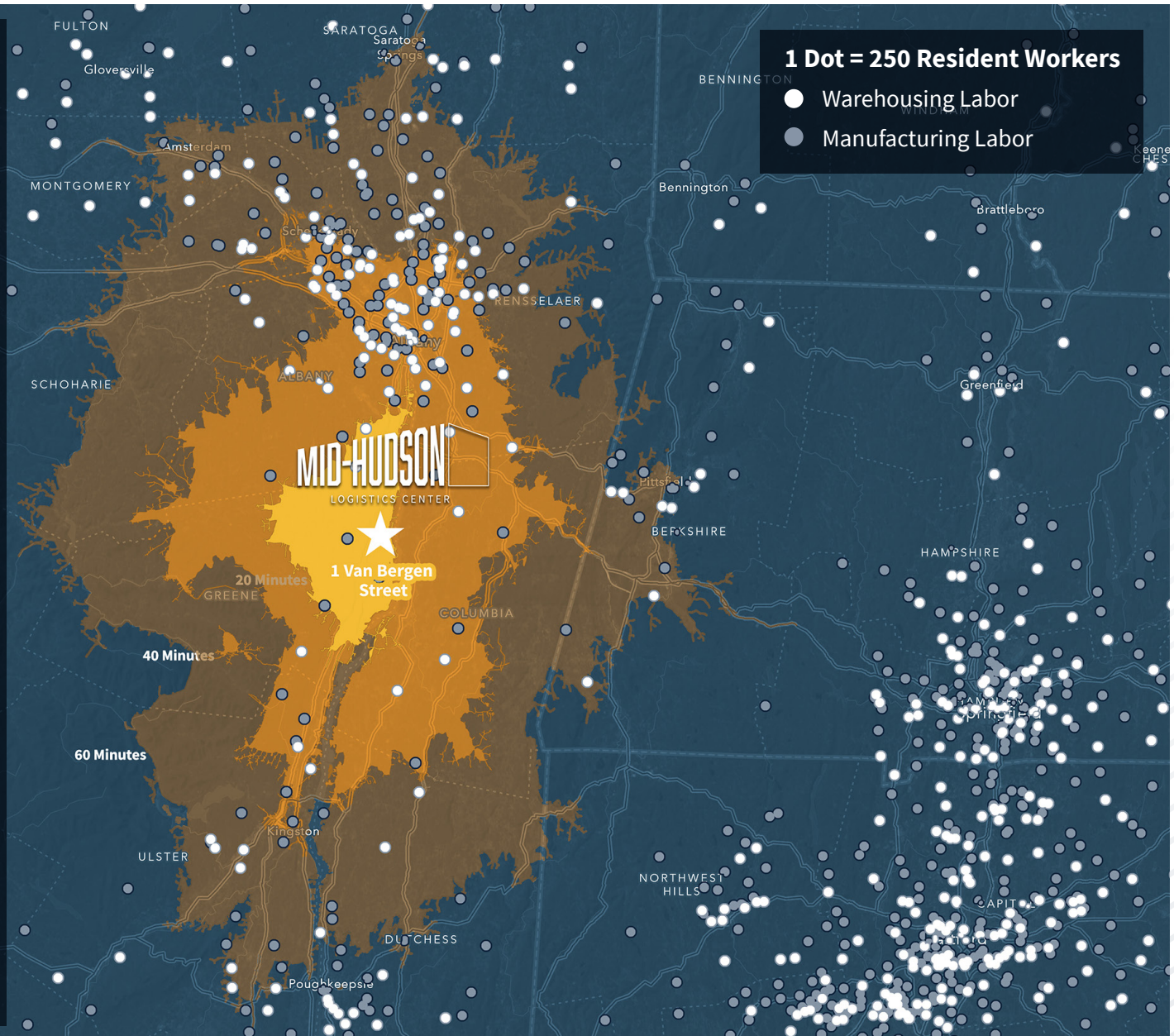
Wages (45-min)

MHLC 45 min: \$20.73

Albany, NY: \$21.00

Northern New Jersey (such as Bergen County): \$21.46

Rockland County New York: \$20.97



REGIONAL ACCESS

Mid-Hudson Logistics Center benefits from its strategic positioning with its proximity to the New York State Thruway (Interstate 87) and State Route 9W, providing connectivity to major Northeast industrial hubs. The property provides easy access to major transportation routes, highways, and major cities, facilitating efficient logistics and distribution networks.





For more information, please contact:

**James
Panczykowski**

Vice Chairman

james.panczykowski@jll.com
+ 1 551 404 8834

**William Zachary
“Zach” Antonucci**

Vice President

zach.antonucci@jll.com
+1 860 817 1402

About JLL

For over 200 years, JLL (NYSE: JLL), a leading global commercial real estate and investment management company, has helped clients buy, build, occupy, manage and invest in a variety of commercial, industrial, hotel, residential and retail properties. A Fortune 500® company with annual revenue of \$23.4 billion and operations in over 80 countries around the world, our more than 112,000 employees bring the power of a global platform combined with local expertise. Driven by our purpose to shape the future of real estate for a better world, we help our clients, people and communities SEE A BRIGHTER WAYSM. JLL is the brand name, and a registered trademark, of Jones Lang LaSalle Incorporated. For further information, visit jll.com.