



KENWOOD

INDUSTRIAL CENTER

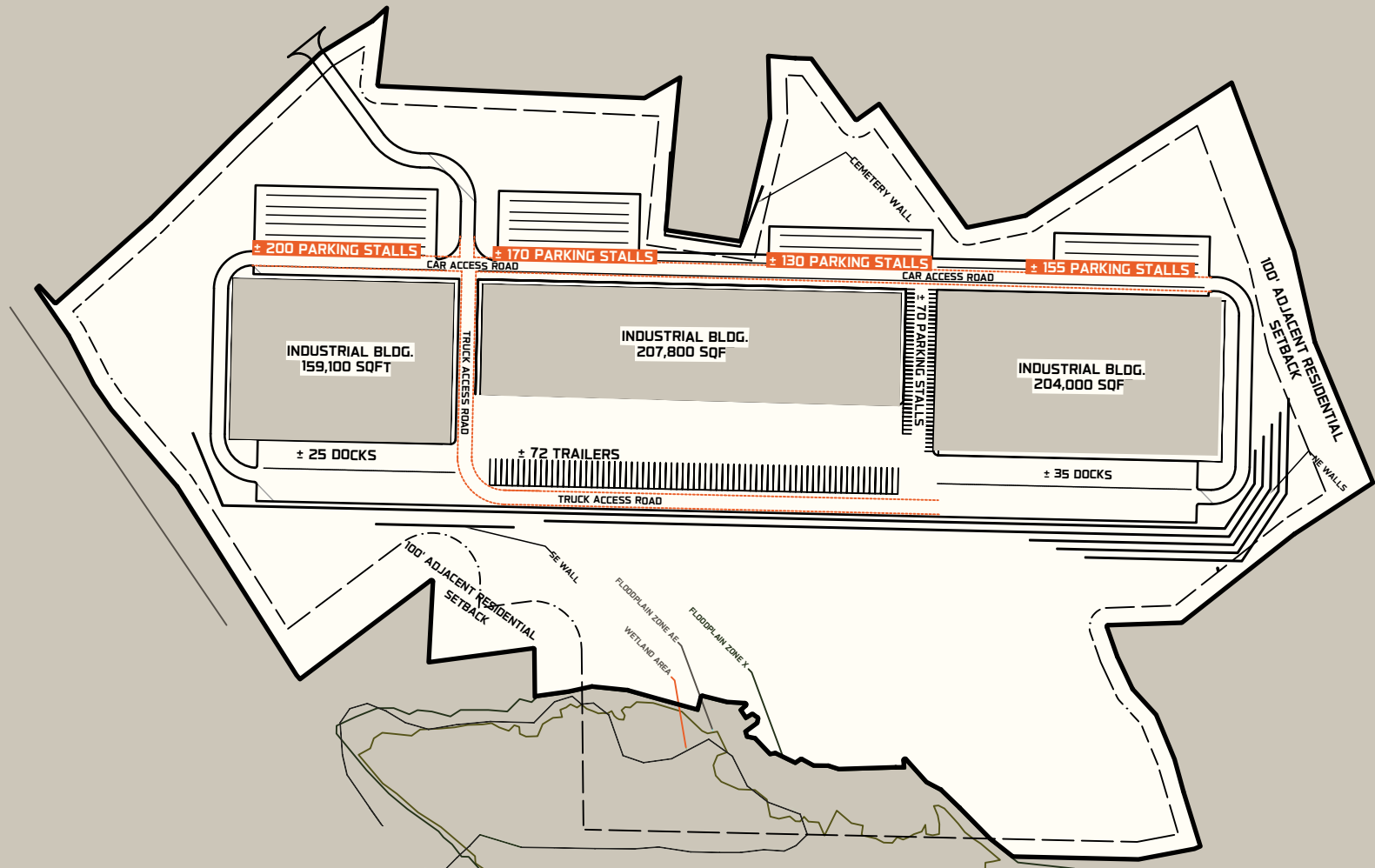
**451 Southern Boulevard
Albany, NY**

Build to Suit Industrial Opportunity



kenwoodindustrialcenter.com

PROJECT OVERVIEW



Kenwood Industrial Center, a premier ground-up, build-to-suit industrial development by Guild Ventures, offers a strong Albany location with outstanding access to major transportation arteries including the NYS Thruway (I-87) and I-90. This prime light industrial/warehouse/distribution site features exceptional utility infrastructure and can accommodate flexible leasing footprints to meet diverse business needs.

Strategically positioned within the City of Albany, the development is specifically designed to serve in-market advanced manufacturing tenants and regional distribution users, making it an ideal solution for companies requiring a strategic Northeast positioning with versatile industrial accommodations.



BUILDING SPECIFICATIONS

Water & Sewer: Municipal with high capacity water available. 12" water line.

Gas: Supplied by National Grid

Electric: Supplied by National Grid; 115 KV line adjacent to the site with high power capacity. Individual building power subject to tenant's needs.

Access: Two major thoroughfare site entrances; US-9W and Pearl Street

PRIME POPULATION ACCESS



Address	451 Southern Blvd, Albany, NY		
Drive Time	10 Miles	20 Miles	30 Miles
Total Population	352,849	707,244	923,037
Civ pop 16+ /labor force	195,713	383,322	496,500
Warehouse Labor	8,120	19,324	28,337
Median Household Income	\$81,662	\$84,263	\$83,875
% Warehouse Labor	4.15	5.04	5.71
Unemployment Rate	5.1	4.9	4.7
Median Hourly Warehouse Earnings	\$22.18	\$22.16	\$22.02
Cost of living Index	109	109.3	110.1
% Blue Collar Workforce	12.21	14.57	15.95

PRIME POPULATION ACCESS



Site	Kenwood Industrial Center	
DEMOGRAPHIC STATS	1-hour	4-hour
Total population	1,160,594	43,885,973
Median household income (US = \$75,149)	\$82,453	\$90,728
LABOR STATS	30-Mins	1-hour
Total Labor Force	277,417	528,370
Warehouse Emp	17,432	34,104
Median hourly warehouse salary (US Med = \$19.53)	\$22.10	\$21.88
Percent blue-collar workers (US = 21%)	14.27	17





REGIONAL CONNECTIVITY

Kenwood Industrial Center provides unmatched regional connectivity with its prime location near the Port of Albany and direct access to NY State Thruway 87 and I-90. This strategic positioning enables efficient access throughout the NYS Thruway (I-87) while capitalizing on the port's capabilities, creating an ideal logistics hub for businesses requiring seamless supply chain operations.

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