APPROVED DEVELOPMENT SITE WITH $30M+ INFRASTRUCTURE INVESTMENT

FOR SALE

101 RIVER ROAD, GOSHEN, NEW YORK

101 River Road



100.4 Acres in Goshen, New York

101RIVERROAD.COM

JLL

101 RIVER ROAD, GOSHEN, NEW YORK

BUILT TO BUILD

101 River Road offers an exceptional opportunity for food and non-food manufacturing operations with all major infrastructure already in place. This prime industrial development site features municipal water and sewer connections and convenient access to regional transportation networks, located less than 2.5 miles from Route 17. This turnkey development opportunity eliminates the typical time and cost barriers of site preparation, allowing immediate focus on construction and operational goals.

OVER 30 MILLION IN COMPREHENSIVE SIRE PREPARATION HAS BEEN COMPLETED INCLUDING

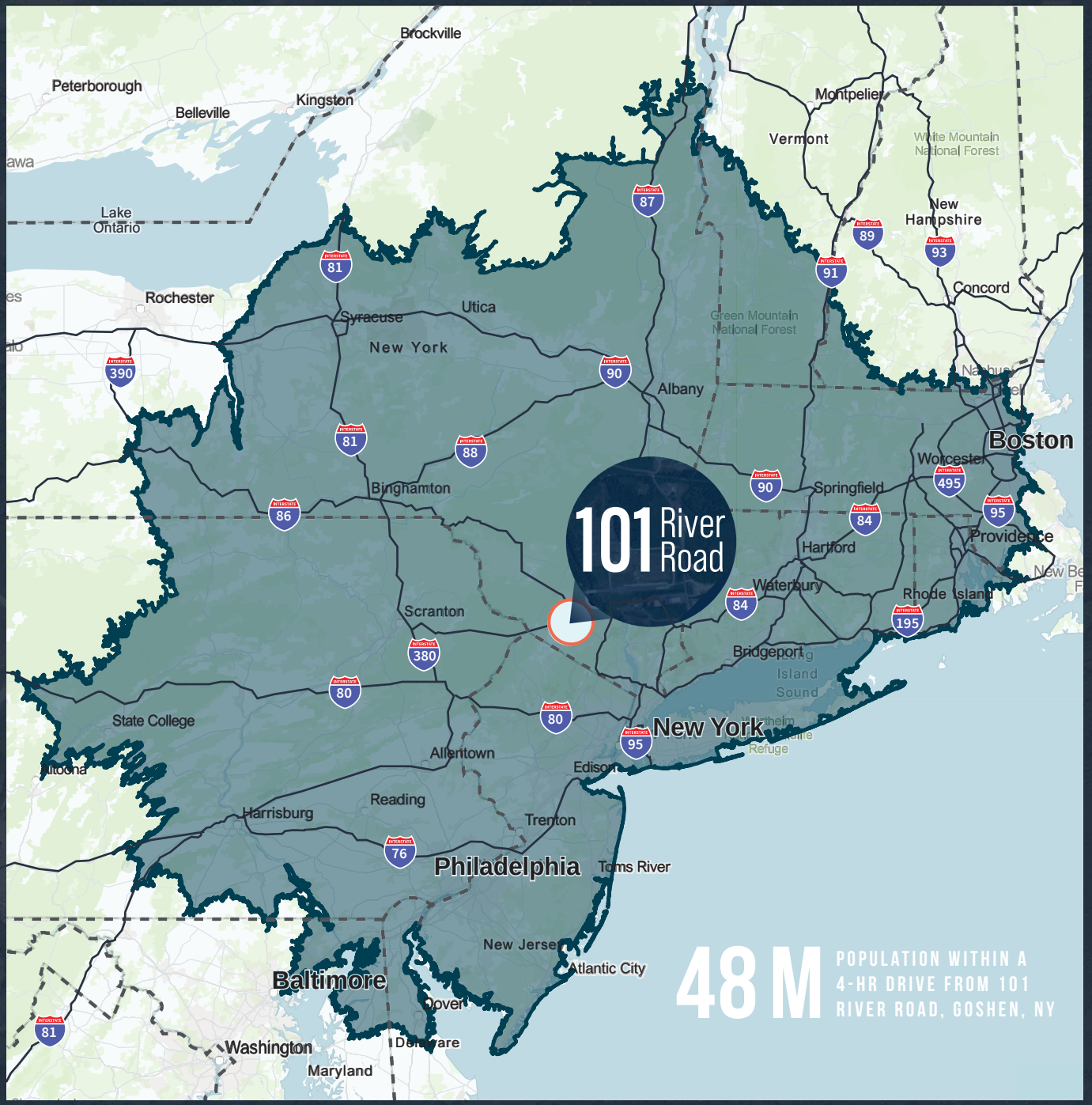
- A SIGNALIZED INTERSECTION FOR ENHANCED TRAFFIC FLOW
- ROBUST UTILITIES WITH 12-INCH WATER MAIN, 10-INCH INDUSTRIAL SEWER LINE WITH MANHOLES AND 8-INCH SANITARY LINE
- COMPLETE SITEWORK AND PAD-READY CONSTRUCTION
- ENGINEERED RETENTION WALLS
- COMPREHENSIVE STORMWATER MANAGEMENT SYSTEMS WITH PIPING, BASINS AND PONDS
- FIRE SAFETY INFRASTRUCTURE WITH HYDRANTS AND PIPING
- FULLY OPERATIONAL FIBER OPTIC CONNECTIVITY
- A SUBSTANTIAL 21,000-GALLON WASTEWATER VAULT
- PARTIALLY PAVED AND CONSTRUCTED PARKING AREAS
- EXISTING 11,745 SQ. FT. BUILDING CONSTRUCTED ON SITE WITH OFFICE AND OPEN PLAN FLEX SPACE



LOCATION ADVANTAGE

4-hour delivery range to all major populations centers in the North East United States.

- NYC METROPOLITAN AREA
- PHILADELPHIA METROPOLITAN AREA
- BOSTON
- LONG ISLAND



LOCAL ACCESS



CONTACT US

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