

FOR SALE OR LEASE

±200,105 SF TOTAL INDUSTRIAL DEVELOPMENT

Unparalleled connectivity to the NYC Metropolitan Area,
New England and the Mid-Atlantic Region



151 FIELDS LANE

SOUTHEAST, NY



Delivering Spring 2027



BUILDING OVERVIEW & SITE PLAN

Located at 151 Fields Lane in Southeast, NY, this ±200,105 SF state-of-the-art industrial development represents an exceptional market opportunity. Situated in close proximity to major transportation arteries such as I-84, I-684, and the New York City Metropolitan Area, this property offers unparalleled accessibility. The development's prime location near the Mid-Atlantic and New England regions enhances its desirability, offering advantageous access to key markets and economic hubs. It features two Class A industrial buildings, available for sale or lease, either as a complete package or as separate entities, providing investors and tenants with flexible and tailored options to suit their specific requirements.



PLANNED BUILDING FEATURES



Building A – Speculative Facility

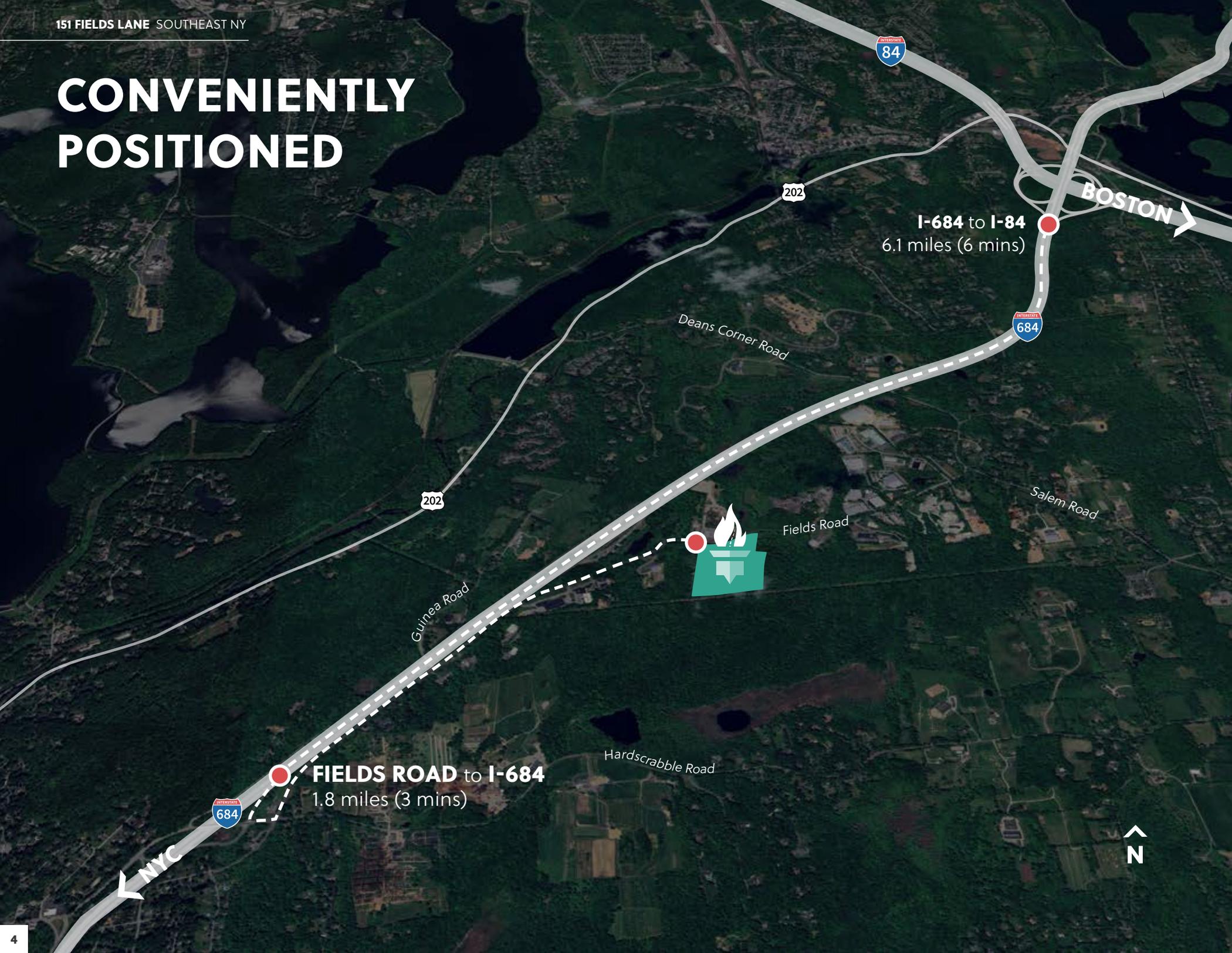
Building SF	±50,050 SF
Building Clear Height	36' @ first column from dock wall
Column Bay Spacing	Dock bays 56' W x 62' D, Interior bays 56' W x 60' D (Typical)
Parking	24 car spaces, 12 trailer spaces
Construction	Tilt up concrete walls, 6" slab, 4,000 PSI, non-reinforced
Roof Systems	Insulation as required to meet code, 60 mil TPO membrane, 15 year warranty
Loading	(9) positions with 9'x10' manual doors, 35,000 mechanical levelers, dock seals, z-guards, and swing lights
Fire Protection	ESFR system
Electrical	2,000 amp, 480 volt, 3 phase main service with house panel and distribution as required for base building
Interior Lighting	LED high bay fixtures are included at a rate to support 25 FC's in the speed bay, and one (1) fixture per structural bay across the bulk warehouse
Exterior Lighting	LED light fixtures to meet township requirements
Tenant Improvements	±3,000 SF office space

Building B – Speculative Facility

Building SF	±150,055 SF
Building Clear Height	36' @ first column from dock wall
Column Bay Spacing	Dock bays 56' W x 62' D, Interior bays 56' W x 60' D (Typical)
Parking	50 car spaces
Construction	Tilt up concrete walls, 6" slab, 4,000 PSI, non-reinforced
Roof Systems	Insulation as required to meet code, 60 mil TPO membrane, 15 year warranty
Loading	(22) positions with 9'x10' manual doors, 35,000 mechanical levelers, dock seals, z-guards, and swing lights
Fire Protection	ESFR system
Electrical	~2,000 amp, 480 volt, 3 phase main service with house panel and distribution as required for base building
Interior Lighting	LED high bay fixtures are included at a rate to support 25 FC's in the speed bay, and one (1) fixture per structural bay across the bulk warehouse
Exterior Lighting	LED light fixtures to meet township requirements
Tenant Improvements	±7,000 SF office space



CONVENIENTLY POSITIONED



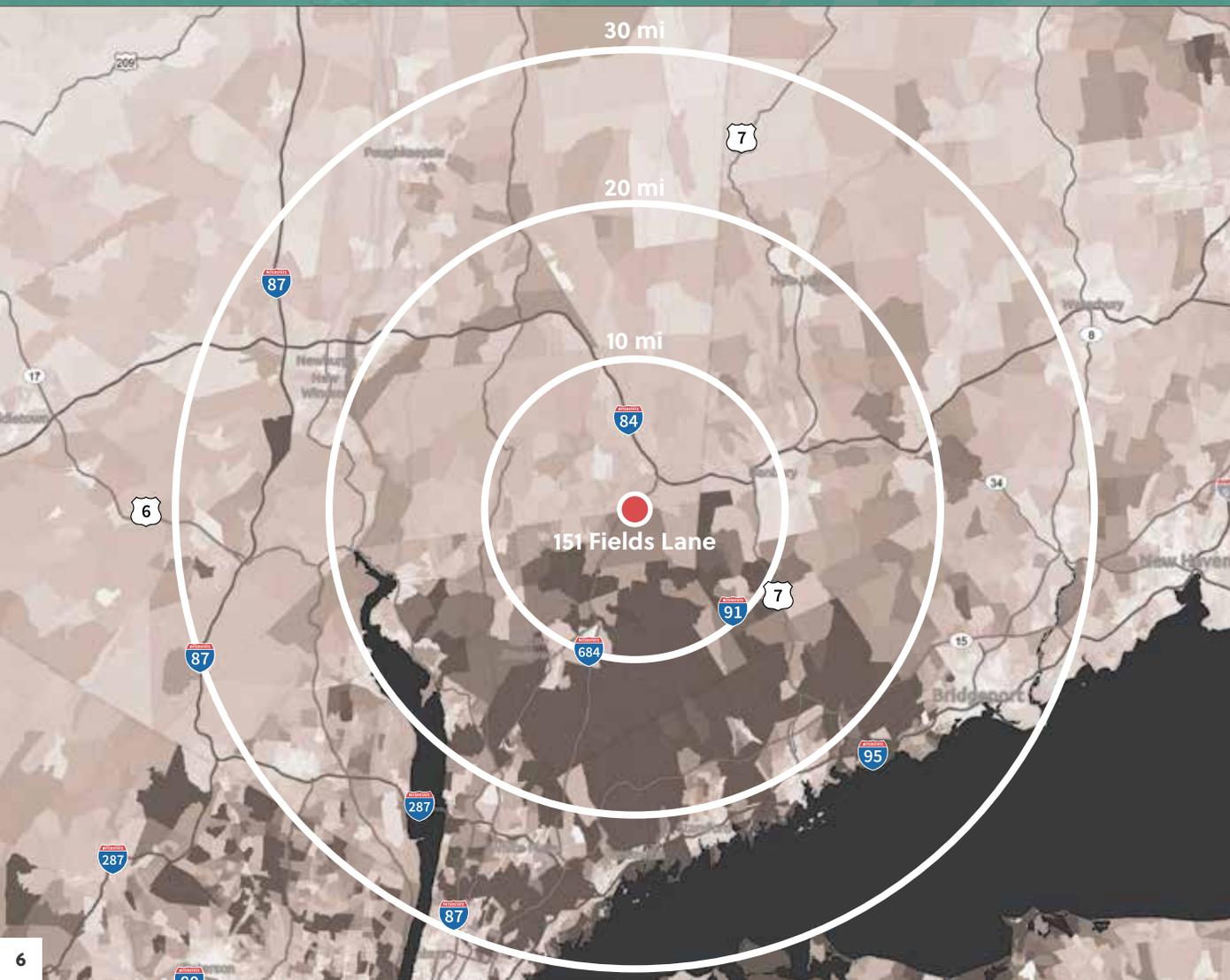
I-684 to I-84
6.1 miles (6 mins)

FIELDS ROAD to I-684
1.8 miles (3 mins)



STRONG LABOR AVAILABILITY

151 Fields Lane straddles the line between Putnam and Westchester Counties, two of the top five wealthiest counties in New York. Median household income within 30 miles of the site is \$107,753, which is 48% higher than the US median household income. In addition, the power of consumer spending here is 50% above the US median in terms of disposable income further outlining the wealth in the area. Not only does the population possess high purchasing power, but the proximity to major US Cities such as New York, Philadelphia, and Boston, provides access to a large and diverse population base.



30 miles

Warehouse labor:
65,440

Total labor force:
1,393,035

Total population:
2,622,706

Median Household income:
\$107,753

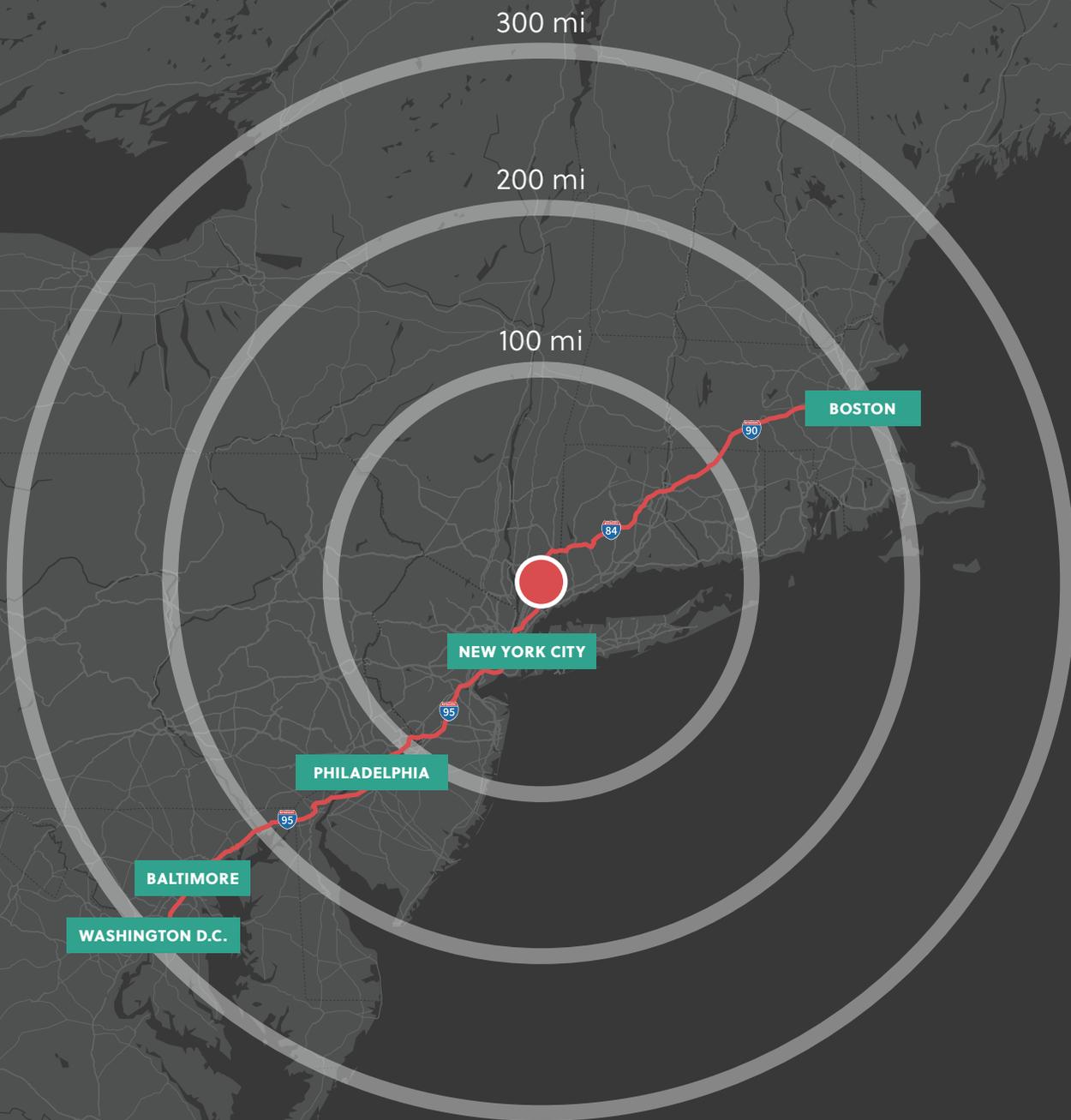
Median hourly warehouse salary:
\$21.04

Unemployment rate:
4.5%

Median Household Income



UNMATCHED REGIONAL ACCESS



Drive Times

- New York City
54 miles - 1 hour 45 minutes

- Philadelphia
148 miles - 3 hours 4 minutes

- Boston
173 miles - 3 hours 3 minutes

- Baltimore
245 miles - 4 hours 30 minutes

- Washington D.C.
279 miles - 5 hours 20 minutes



151 FIELDS LANE

SOUTHEAST, NY

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