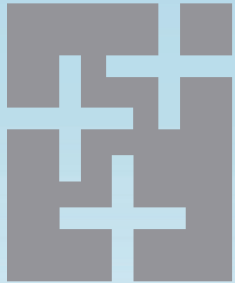


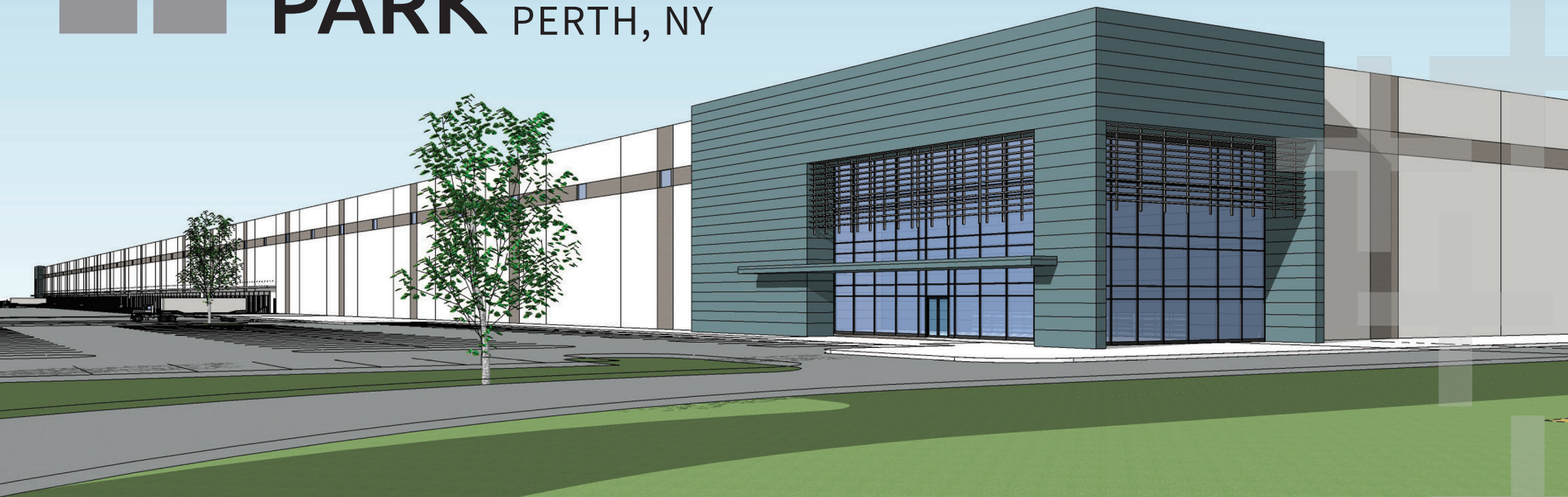


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TRYON TECHNOLOGY PARK

PERTH, NY

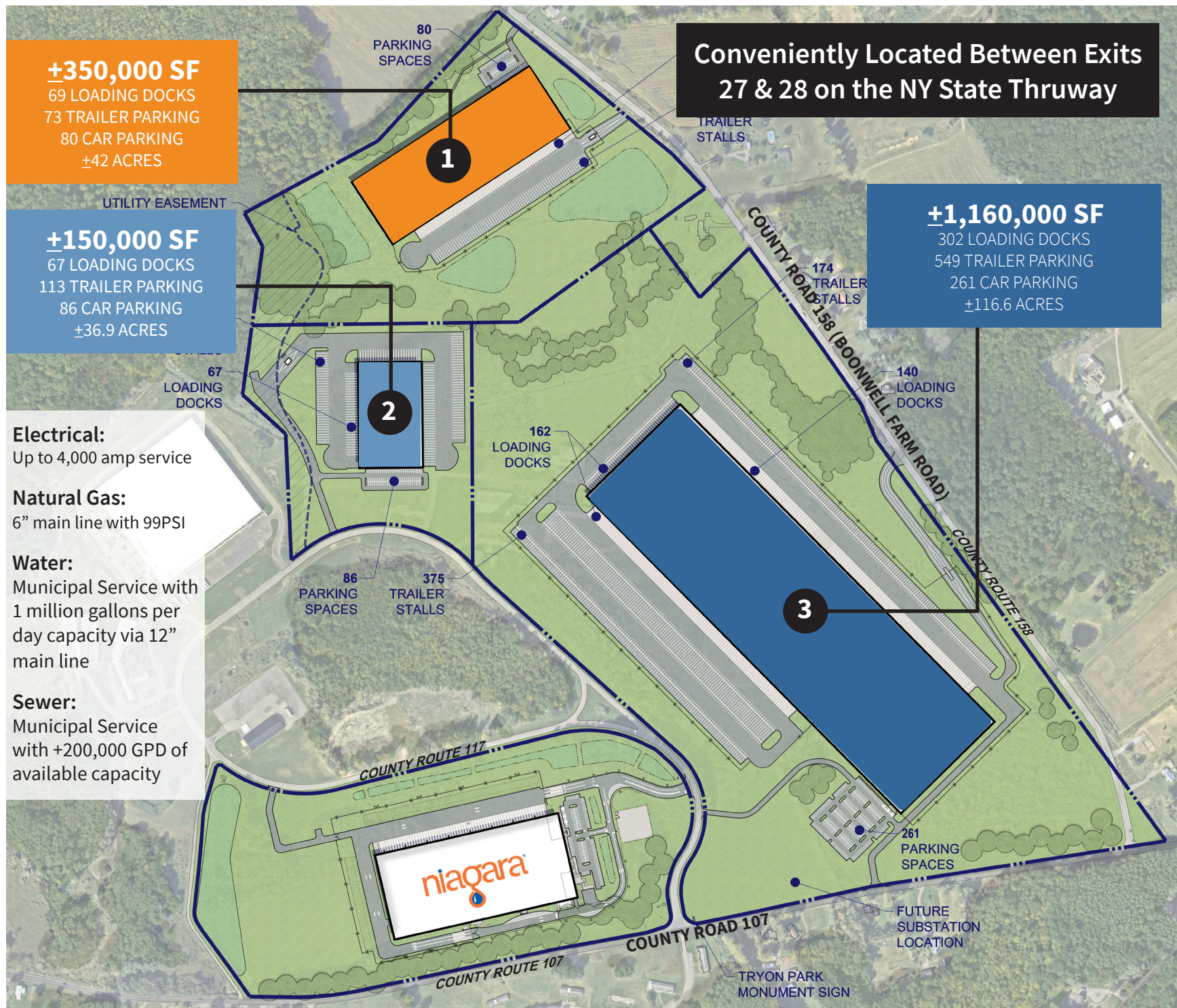


BUILD-TO-SUIT OPPORTUNITIES AVAILABLE

**MASTER-PLANNED STATE-OF-THE-ART
INDUSTRIAL PARK DEVELOPMENT**

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Proposed Site Plan



Proposed Site Plan Representative of the Park. Buildings can be tailored to tenant specifications.

+ Building 1

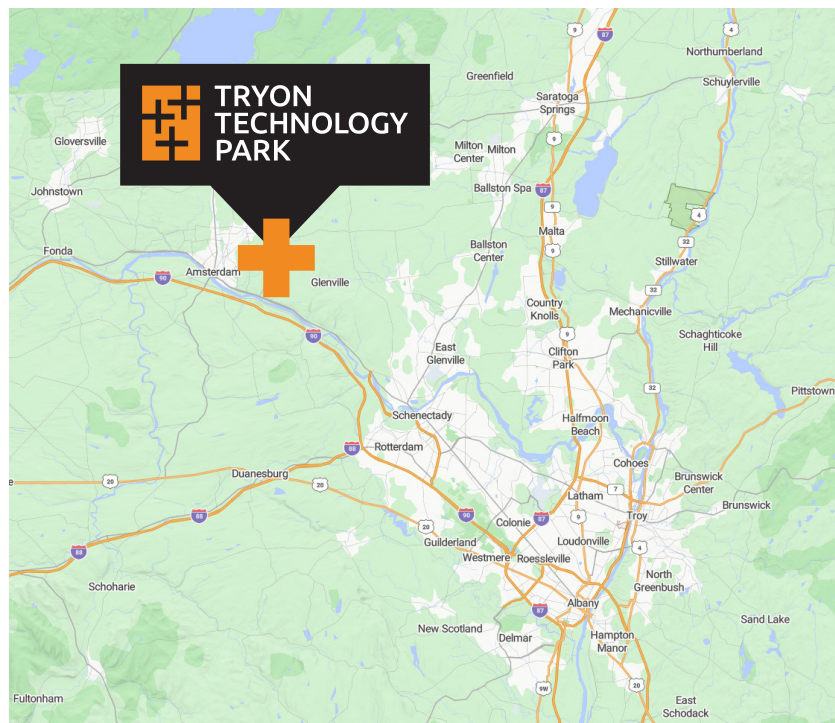
Size	350,000 SF
Office	To-suit
Dimensions	1,000' x 350'
Ceiling Height	30' to 36' clear
Column Spacing	54' x 52' (standard)
Speed Bays	60'
Loading Doors	69 (9'x10') dock doors
Format	Single-side load
Drive-In Doors	2 (12'x14') drive-in doors
Trailer Parking	73 stalls
Car Parking	80 spaces
Sprinklers	ESFR sprinkler system
Lighting	LED lights on motion sensors
Floors	7" reinforced
Electrical	4,000 amps*
Heating	Rooftop Cambridge air units
Security	Ability to fence site and trailer & car parking

+ Building 2

Size	150,000 SF
Office	To-suit
Dimensions	500' x 300'
Ceiling Height	30' to 36' clear
Column Spacing	54' x 52' (standard)
Speed Bays	60'
Loading Doors	67 (9'x10') dock doors
Format	Cross-dock format
Drive-In Doors	4 (12'x14') drive-in doors
Trailer Parking	113 stalls
Car Parking	86 spaces
Sprinklers	ESFR sprinkler system
Lighting	LED lights on motion sensors
Floors	7" reinforced
Electrical	4,000 amps*
Heating	Rooftop Cambridge air units
Security	Ability to fence site and trailer & car parking

+ Building 3

Size	1,160,000 SF
Office	To-suit
Dimensions	2,110' x 620'
Ceiling Height	36' clear
Column Spacing	54' x 52' (standard)
Speed Bays	60'
Loading Doors	302 (9'x10') dock doors
Format	Cross-dock format
Drive-In Doors	4 (12'x14') drive-in doors
Trailer Parking	549 stalls
Car Parking	261 spaces
Sprinklers	ESFR sprinkler system
Lighting	LED lights on motion sensors
Floors	7" reinforced
Electrical	4,000 amps*
Heating	Rooftop Cambridge air units
Security	Ability to fence site and trailer & car parking



***\$15,000,000 electrical infrastructure upgrade grant awarded by Empire State Development. National Grid plans to install a 3-breaker ring bus at 115kv**
Most building specifications can be customized based on tenant requirements

Building Specifications

Regional Map

Albany, NY	46 Miles
Syracuse, NY	113 Miles
Burlington, VT	142 Miles
Hartford, CT	154 Miles
New York City, NY	190 Miles
Rochester, NY	194 Miles
Providence RI	204 Miles
Boston, MA	211 Miles
Manchester, NH	248 Miles
Philadelphia, PA	272 Miles
Baltimore, MD	370 Miles
Washington D.C.	403 Miles



www.tryontechnologypark.com



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