



**Rock Hill Drive
Rock Hill, NY**



UNIQUE SALE OR BUILD TO SUIT OPPORTUNITY

Fully entitled for 560,000 SF on a ~167 acres industrial parcel

Future development potential of contiguous ~413 acres

SITE OVERVIEW

The Rock Hill site offering is an ultra-flexible acquisition or build-to-suit opportunity located near downstate New York’s premier logistics hub. The proposed development is the perfect opportunity for companies looking for flexible, state-of-the-art high bay distribution space or modern, highly functional manufacturing space. The site is currently proposed and fully approved for 560,000 SF in a single building or multiple buildings, and can potentially be expanded by special permit. The entitlements allow for broad flexibility in design, sizing and use; all companies are encouraged to inquire about this unique acquisition or build-to-suit option. The Town of Thompson, Sullivan County, offers a healthy pro-business environment and attractive economic development incentives are available for qualified projects.

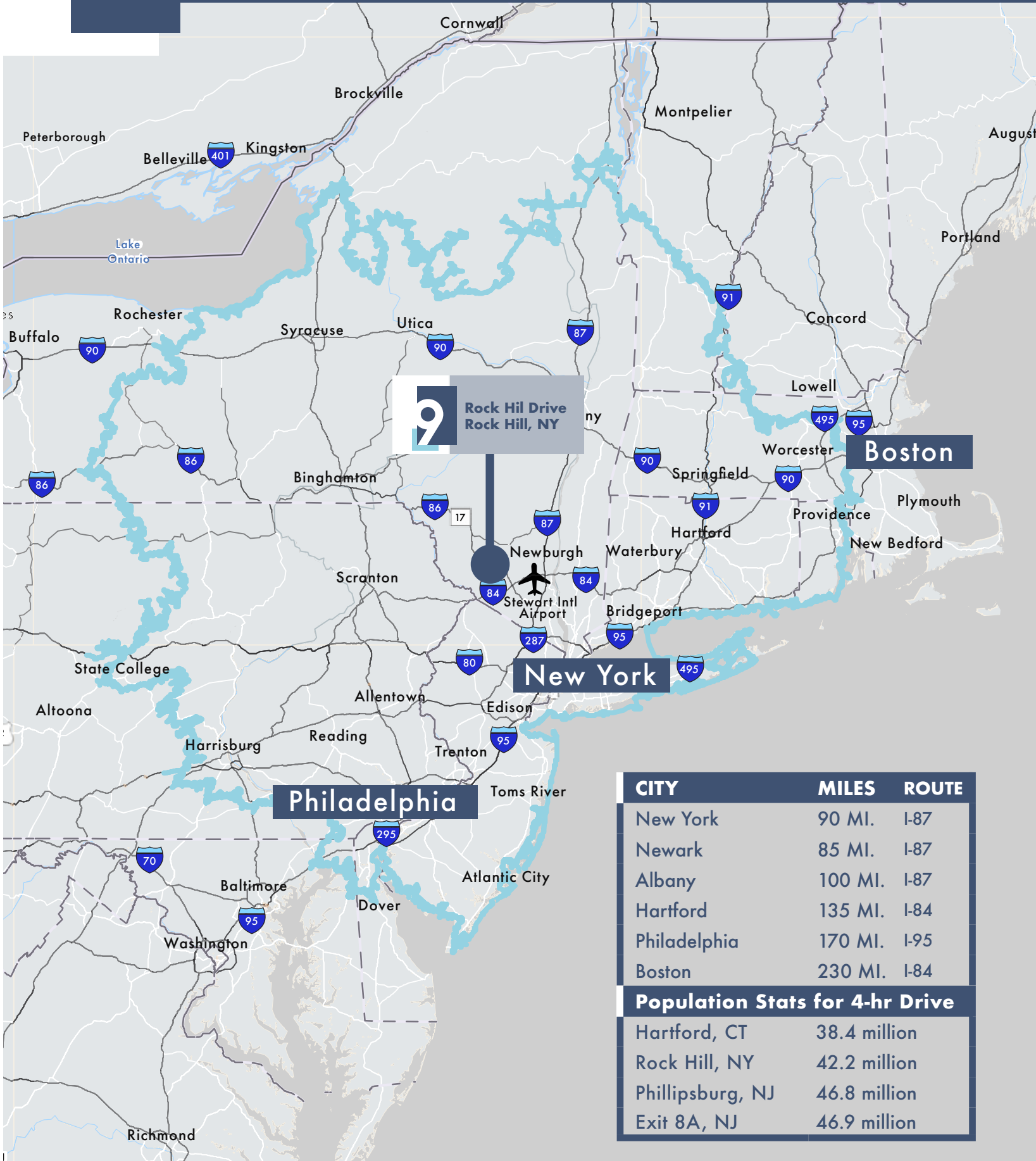
PROPOSED DEVELOPMENT SPECIFICATIONS

Total SF:	560,000 total SF as of right, or larger by special permit	Drive-Ins:	To Suit
Office Space:	To Suit	Car Parking:	To Suit
Building Dimensions:	To suit in single building, multiple, or larger by special permit	Trailer Parking:	To Suit
Clear Height:	Up to 32'; higher by special permit	Power:	Existing service 7MW; expandable up to 25MW
Column Spacing:	To Suit	Sewer:	Installed at site; Town of Thompson Sewer District
Loading Doors:	To Suit	Water:	Well; 100GPM

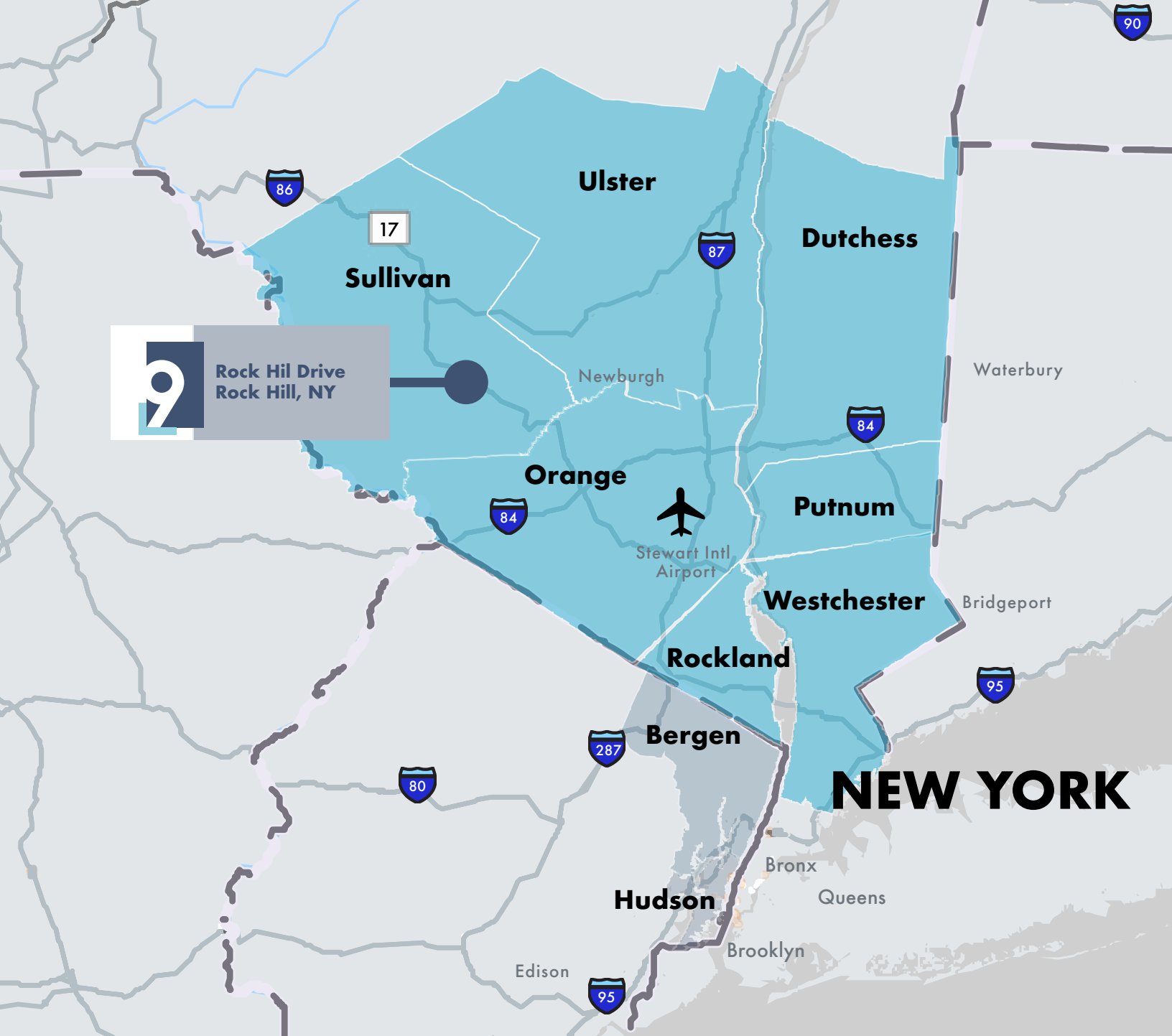
SITE PLAN



SUPERIOR ACCESS TO APPROXIMATELY 42,000,000 CONSUMERS



CITY	MILES	ROUTE
New York	90 MI.	I-87
Newark	85 MI.	I-87
Albany	100 MI.	I-87
Hartford	135 MI.	I-84
Philadelphia	170 MI.	I-95
Boston	230 MI.	I-84
Population Stats for 4-hr Drive		
Hartford, CT	38.4 million	
Rock Hill, NY	42.2 million	
Phillipsburg, NJ	46.8 million	
Exit 8A, NJ	46.9 million	



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