



179 NY-17K, WALLKILL, NY

FULLY APPROVED 92,400 SF & 536,000 SF BUILDINGS

DELIVERING Q4 2023

FOR SALE OR FOR LEASE

SITE PLAN & BUILDING SPECIFICATIONS

BUILDING #1

- Size: 92,400 SF
- Loading Docks: 18 docks (no proposed ramps but could be added if needed)
- Car Parking: 41 Spaces
- Trailer Stalls: 16 Storage Spaces
- Clear Height: 36'
- Water: Well
- Sewer: Package Plant

*Additional Specs based on tenant requirements

BUILDING #2

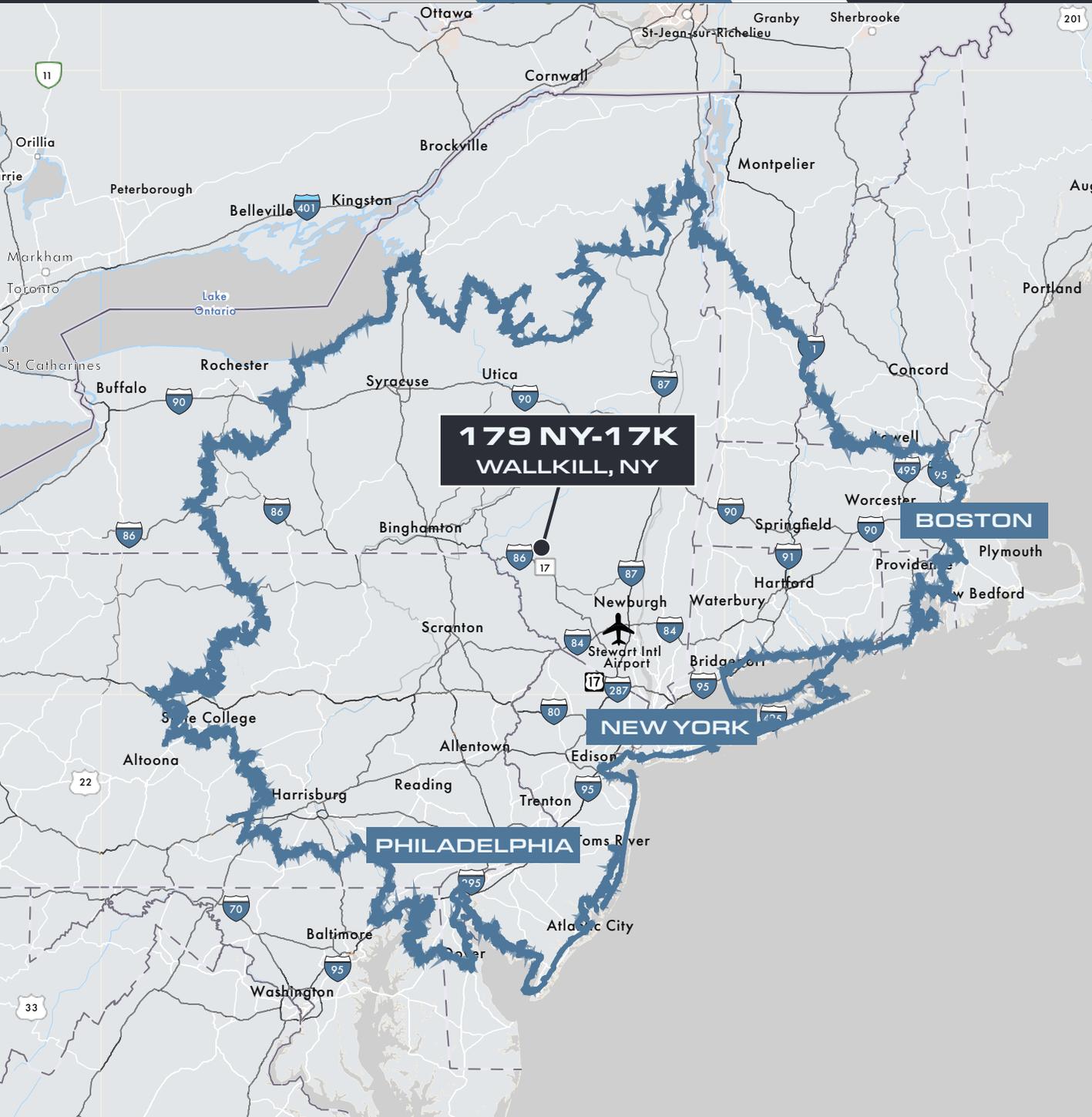
- Size: 536,000 SF
- Loading Docks: 127 Loading Docks (includes 4 ramps)
- Car Parking: 210 Parking Spaces
- Trailer Stalls: 114 Trailer Storage Spaces
- Clear Height: 36'
- Water: Well
- Sewer: Package Plant
- *Additional Specs based on tenant requirements

LOCATION ATTRIBUTES:

- Prime Orange County, New York location
- Less than 0.5 miles from Route 17, with immediate on/off-ramp access
- Approximately 10 miles from I-84
- Attractive regional labor market and work-force drive time radius



STRONG CONSUMER REACH



POPULATION STATS FOR 4-HR DRIVE

179 NY-17K, Wallkill, NY
Number of Consumers
(Total Population): 44.5 Million

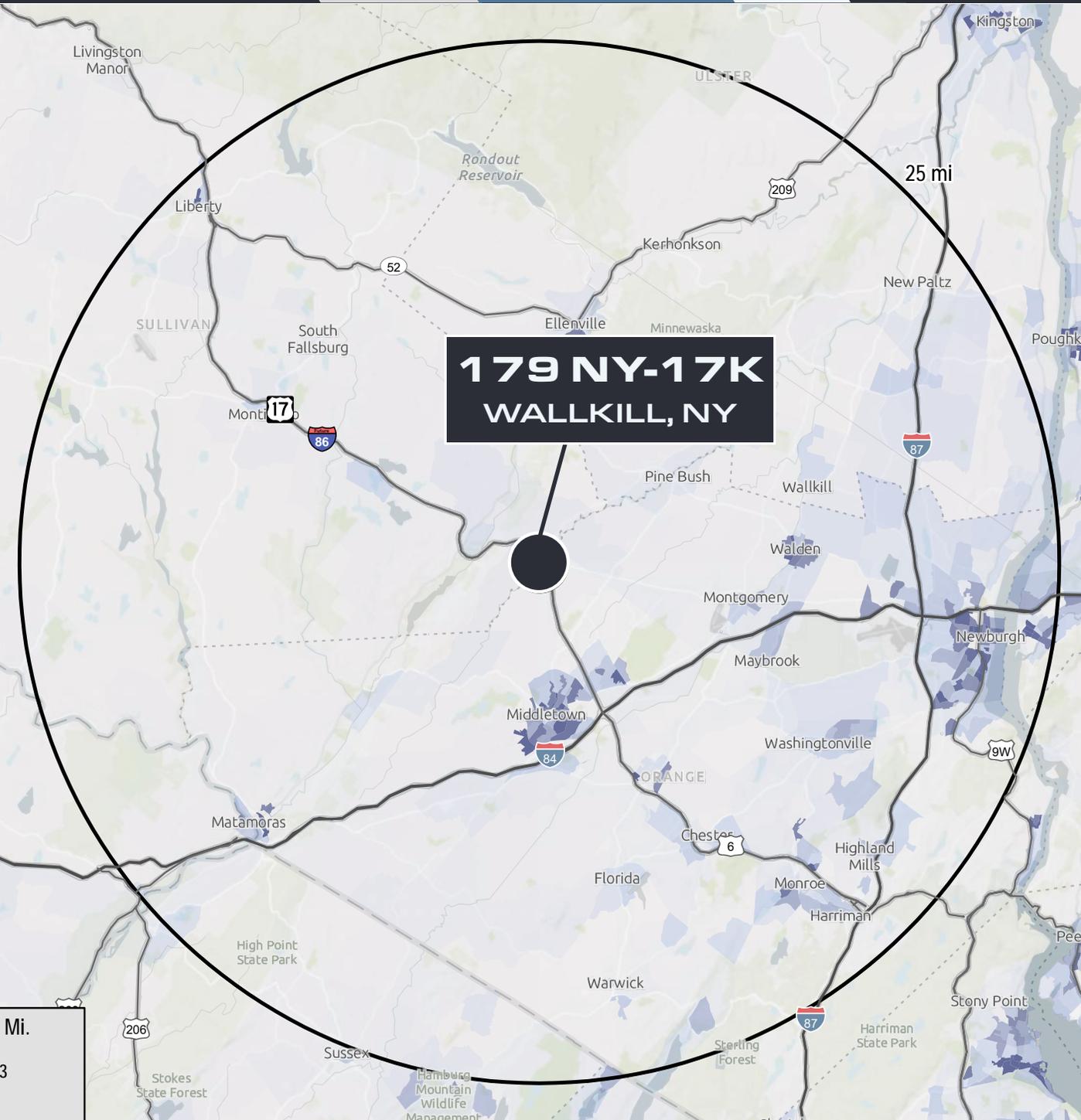
PHILLIPSBURG, NJ
Number of Consumers
(Total Population): 46.3 Million

EXIT 8A, NJ
Number of Consumers
(Total Population): 46.9 Million

4-HOUR DELIVERY RANGE TO ALL MAJOR POPULATIONS CENTERS IN THE NORTH EAST, US.

- NYC Metropolitan Area
- Philadelphia Metropolitan Area
- New England
- Long Island

STRONG LABOR AVAILABILITY



**179 NY-17K
WALLKILL, NY**

2022 DEMOGRAPHICS

Within 25 miles of 179 NY-17K, Wallkill, NY

TRANSPORTATION/ WAREHOUSE LABOR

17,240

WAREHOUSE RELATED

JOBS: 14,945

TOTAL POPULATION

568,297

LABOR/TOTAL POPULATION

3%

UNEMPLOYMENT RATE

3.4%

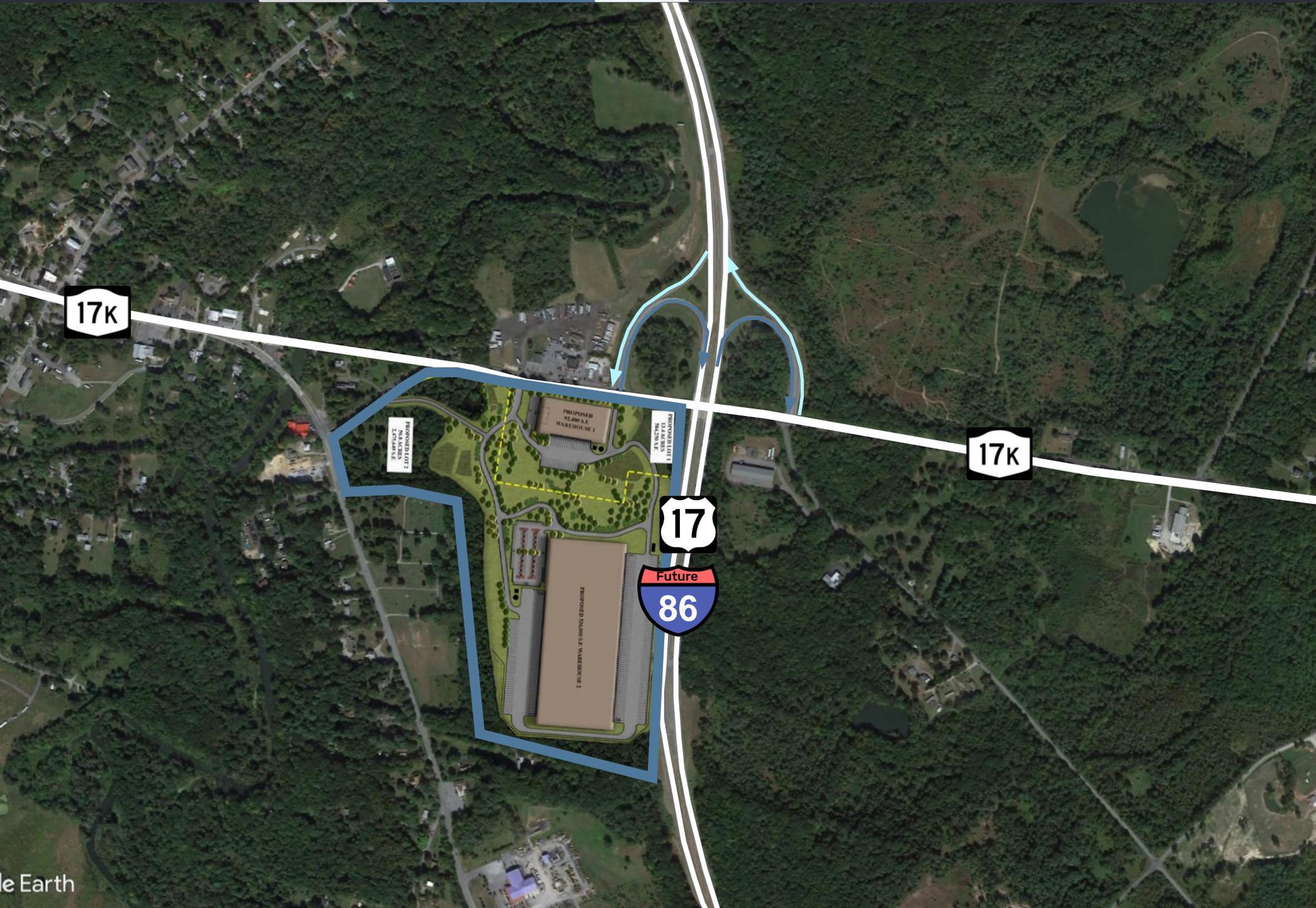
PERCENT NO COLLEGE EDUCATION

39%

PERCENT BLUE-COLLAR WORKERS

21%

UNMATCHED ACCESSIBILITY



17K

17K

17

Future
86

PROPOSED LOT 1
2.50 ACRES
2.27 ACRES

PROPOSED LOT 2
1.14 ACRES
0.82 ACRES

PROPOSED WAREHOUSE 1

PROPOSED WAREHOUSE 2
2.70 ACRES



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