



www.mohawkvalleyindustrialcenter.com



State Highway 5S, Town of Florida, New York

FULLY APPROVED – UP TO 800,000SF
FOR BUILD-TO-SUIT



MOHAWK VALLEY
Industrial Center

Site Plan & Building Specifications

Specifications:

- Building Size: +/- 800,000 SF
(will consider demising to ~400,000 SF)
Acres: +/- 143.2 acres
- Ceiling Height: 36' clear
- Column Spacing: 50'x50' with
50'x60' speed bays
- Loading: Cross-Dock; 188 doors
sized 9'x10'
- Trailer Parking: 339 spaces
- Car Parking: 151 spaces
- Lighting: LED
- Floor: 7" Reinforced concrete floors
- Electric: Heavy Power; up to 25MW
- Sprinkler: ESFR System

* All major utilities at the site including
natural gas and heavy power

* Potential for negotiated tax incentives
based on job creation

* Attractive power pricing under
NY Excelsior Program

Corporate Neighbors:

- Target
- Dollar General
- Wal-Mart Stores
- Sav A Lot
- Ferguson
- Ace Hardware
- Family Dollar
- Fage
- Hill & Markes, Inc
- Beech-Nut



Strong Consumer Reach

Population Stats for 4-hr Drive

Winstanley – I785 NY St Hwy 5S

Number of Consumers

(Total Population): 39,125,127

Windsor (Hartford), Connecticut

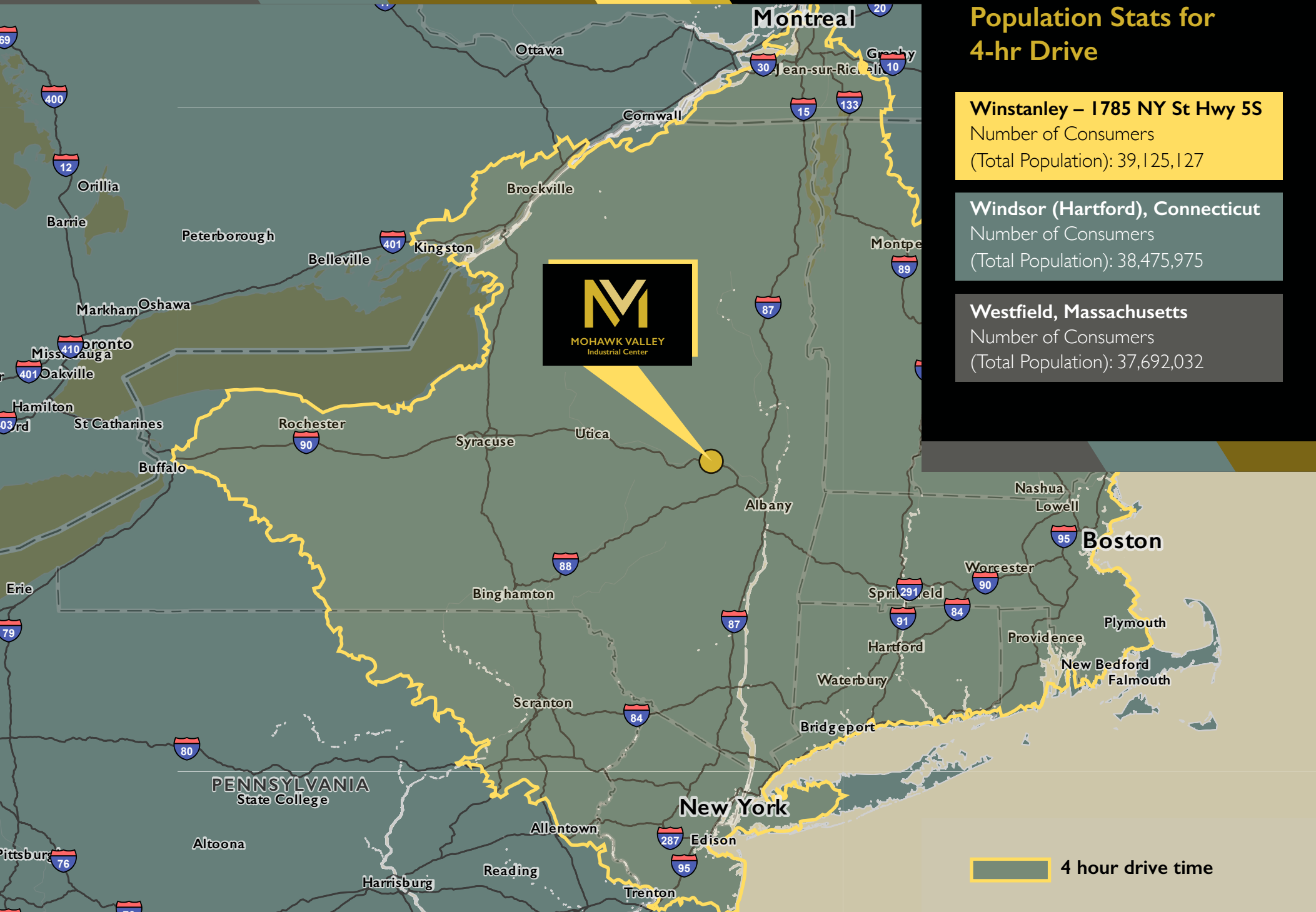
Number of Consumers

(Total Population): 38,475,975

Westfield, Massachusetts

Number of Consumers

(Total Population): 37,692,032





Regional Location & Transportation

Mohawk Valley Industrial Center is located less than 2 miles from Exit 27 of I-90, New York State Thruway, and approximately 30 miles from I-87 in the Town of Florida, New York. With an attractive regional labor market and work-force drive-time radius, along with immediate proximity to all major roads and highways, Mohawk Valley Industrial Center is one of the best sites in Upstate New York.



Jim Panczykowski
Senior Managing Director
+1 203 705 2248
james.panczykowski@jll.com

William Zachary "Zach" Antonucci
Vice President
+1 860 817 1402
zach.antonucci@jll.com



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