


**FOR SALE**

# 32- DOOR TRUCK TERMINAL INVESTMENT SALE

±9,650 Sq. Ft. Industrial Building | ±6.90 Acres

## Property Summary

Located just 1.2 miles from Interstate 84 Exit 28 in the heart of the Hudson Valley's transportation corridor, this property offers a well-positioned truck terminal investment with immediate access to both Interstate 84 and Interstate 87 (NYS Thruway). The ±6.90-acre site is improved with a 32-position truck terminal consisting of a ±9,650 SF industrial building currently leased to ABF Freight System, Inc., providing stable in-place income through November 30, 2029, with one five-year renewal option.

<b>Total Size</b>	± 9,650 SF truck terminal facility on ± 6.90 Acres
<b>Dock Positions:</b>	32 dock positions
<b>Tractor Parking:</b>	20 lined tractor parking spaces
<b>Auto Parking:</b>	36 auto parking spaces
<b>Fueling:</b>	10,000-gallon on-site diesel fuel tank
<b>Yard Improvements:</b>	Extensive paved truck court, trailer staging, and fleet circulation
<b>Tenant:</b>	ABF Freight System, Inc.
<b>Lease Expiration:</b>	November 30, 2029
<b>Lease Type:</b>	NNN
<b>Renewal Options:</b>	One (1) Five-Year Renewal Option
<b>Taxes (2025):</b>	\$36,023 total (\$23,425 school + \$12,598 county/town)
<b>Location:</b>	1.2 miles to I-84 exit 28, 8.5 miles to NYS Thruway Exit 17

## EXCLUSIVE CONTACT

**James DeSimone, SIOR**  
**Associate Real Estate Broker**

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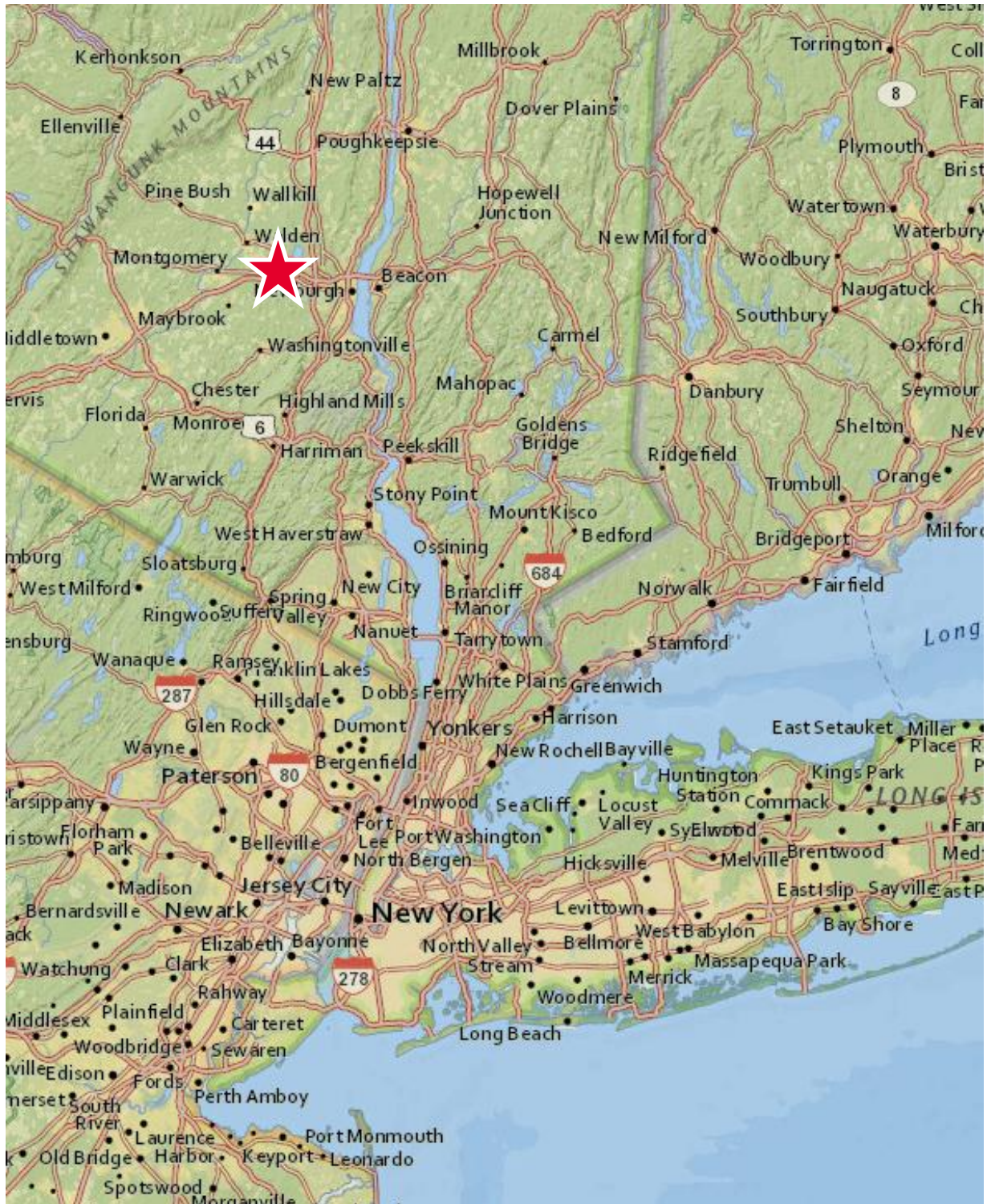
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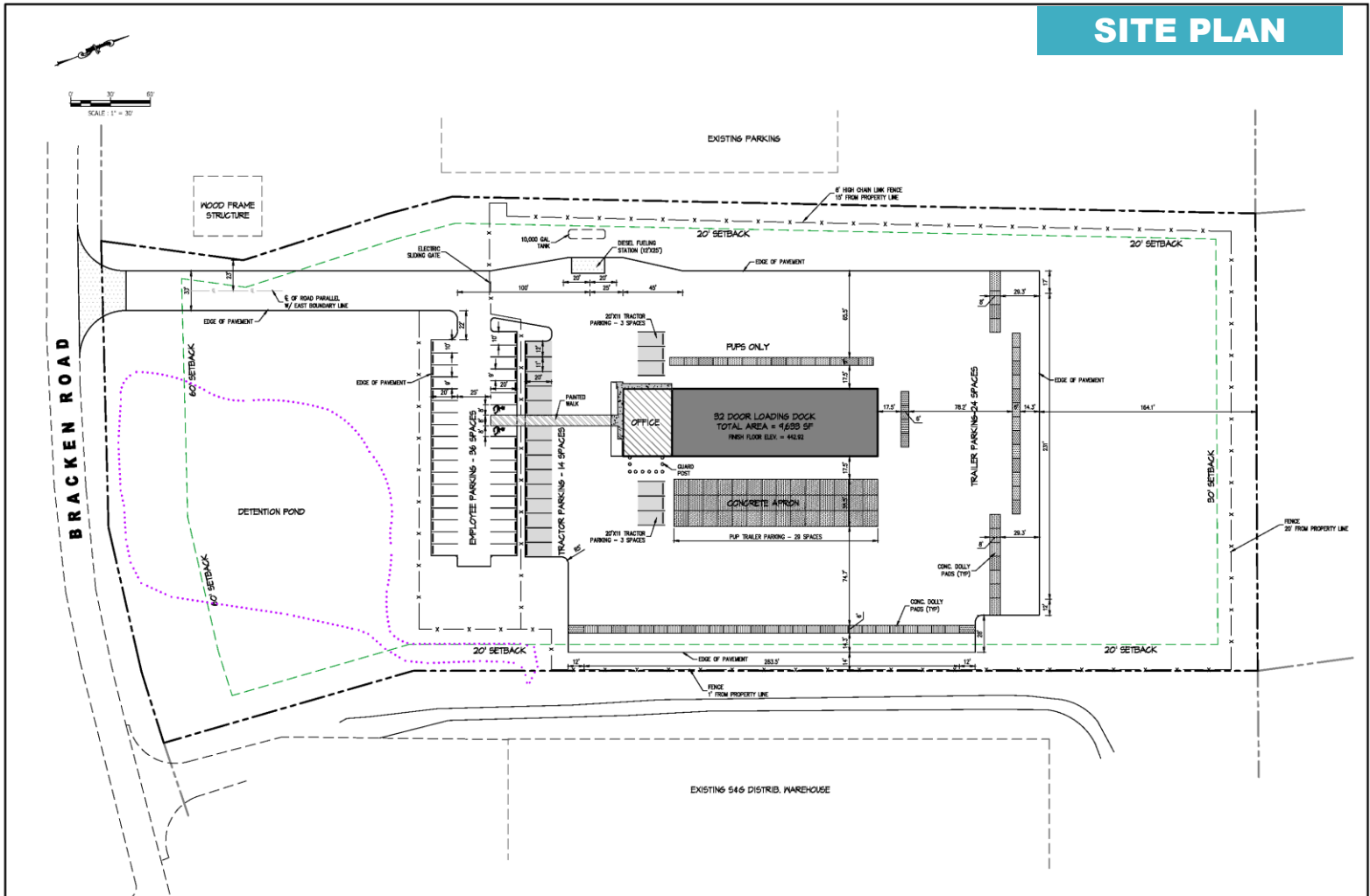
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**SITE PLAN**



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