

1081 INDUSTRIAL CENTER

UNDER CONSTRUCTION

Q2 2026 | SUBSTANTIAL COMPLETION

Q3 2026 | BUILDING OCCUPANCY



AVAILABLE FOR LEASE














~ 241,000 SF STATE-OF-THE-ART
WAREHOUSE FACILITY

1081 DOLSONTOWN ROAD | WAYWAYANDA, NY

Property Overview

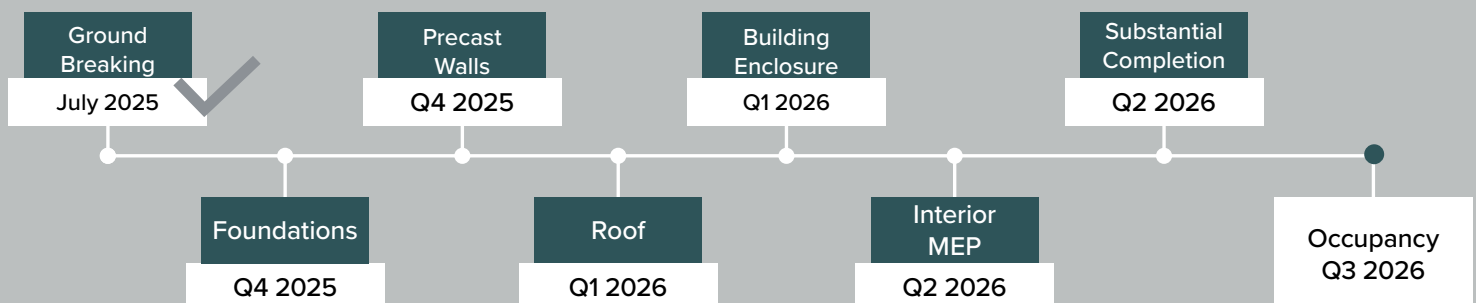
~ 241,000 SF AVAILABLE FOR LEASE

Currently under construction with Q3 2026 occupancy, this ~241,000 SF state-of-the-art warehouse at 1081 Dolsontown Road in Waywayanda, New York, delivers unparalleled logistics advantages. Strategically positioned at I-84 Exit 15B, **1081 Industrial Center** provides seamless connectivity to major metropolitan markets, including NYC, Boston, Connecticut, New Jersey, and Upstate New York and Pennsylvania—capturing a dynamic consumer base of over 47 million people within a 4-hour drive.

	BUILDING SIZE: ~241,000 SF
	OFFICE AREA: 7,500 SF
	LOT SIZE: 20.21 acres
	LOADING DOCKS: 38 (9' x 10')
	DRIVE-IN DOORS: 1 (14' x 16')
	PARKING: 14 trailer positions; 96 car spaces
	POWER: 3,000 amp, 480 volt service
	FIRE PROTECTION: ESFR sprinkler system
	CLEAR CEILING HEIGHT: 36'
	COLUMN SPACING: 54' x 52'
	HEAT: Gas
	LIGHTING: LED lighting; 25 fc
	UTILITIES: Municipal sewer & water

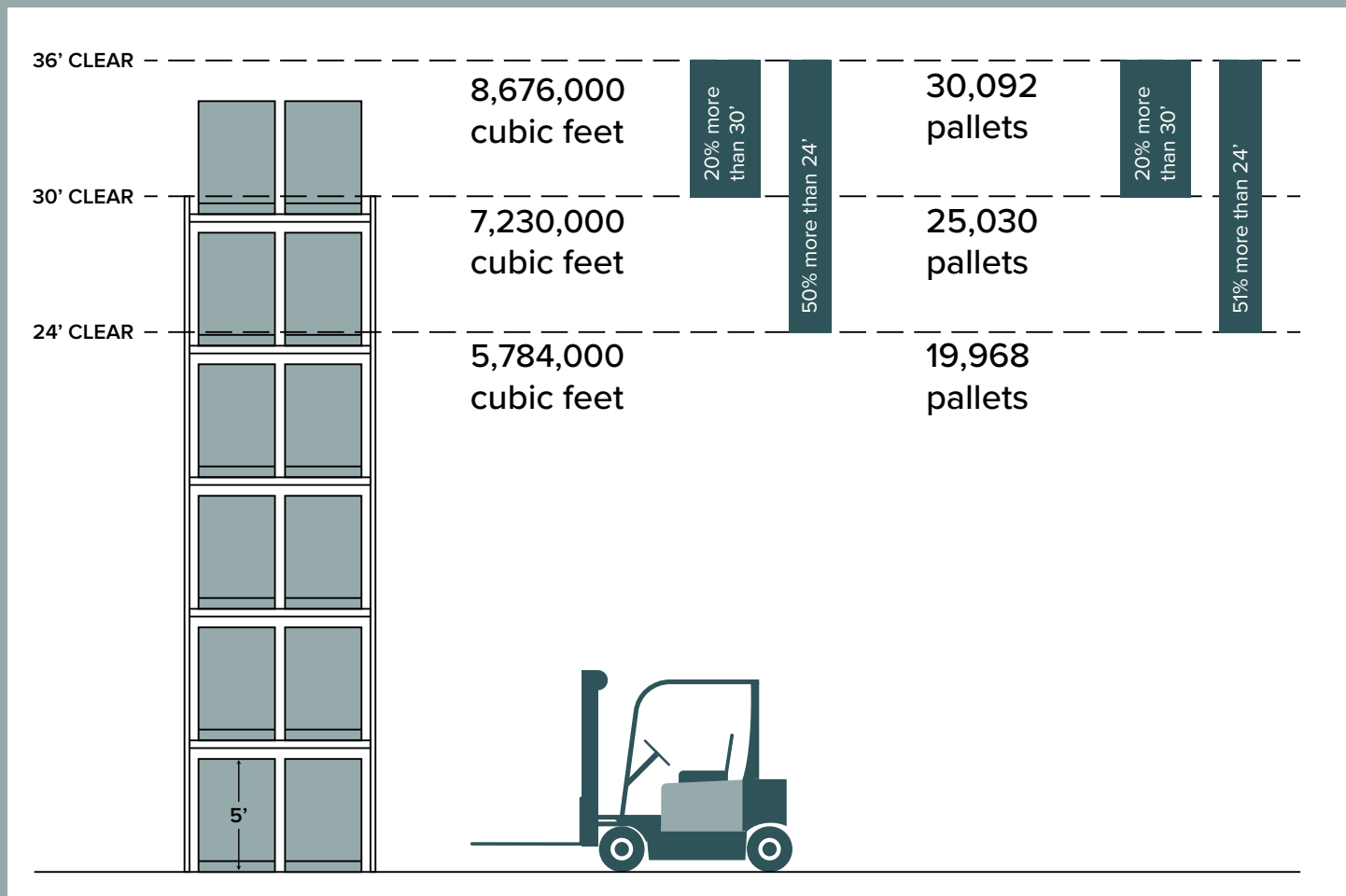


CONSTRUCTION SCHEDULE

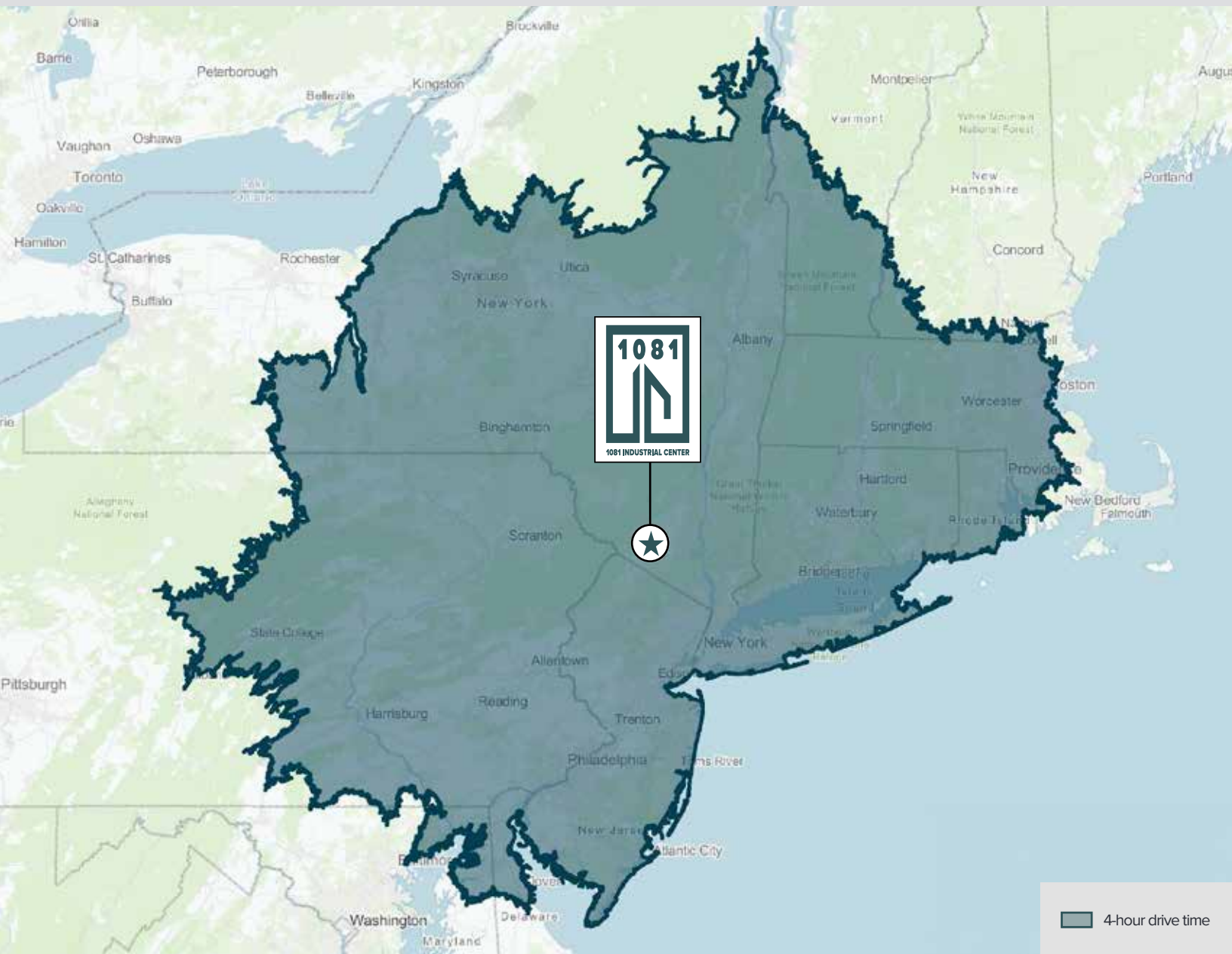


High-Capacity Cube Storage

36' Clear Height Provides Additional Capacity



Demographics that Drive Success



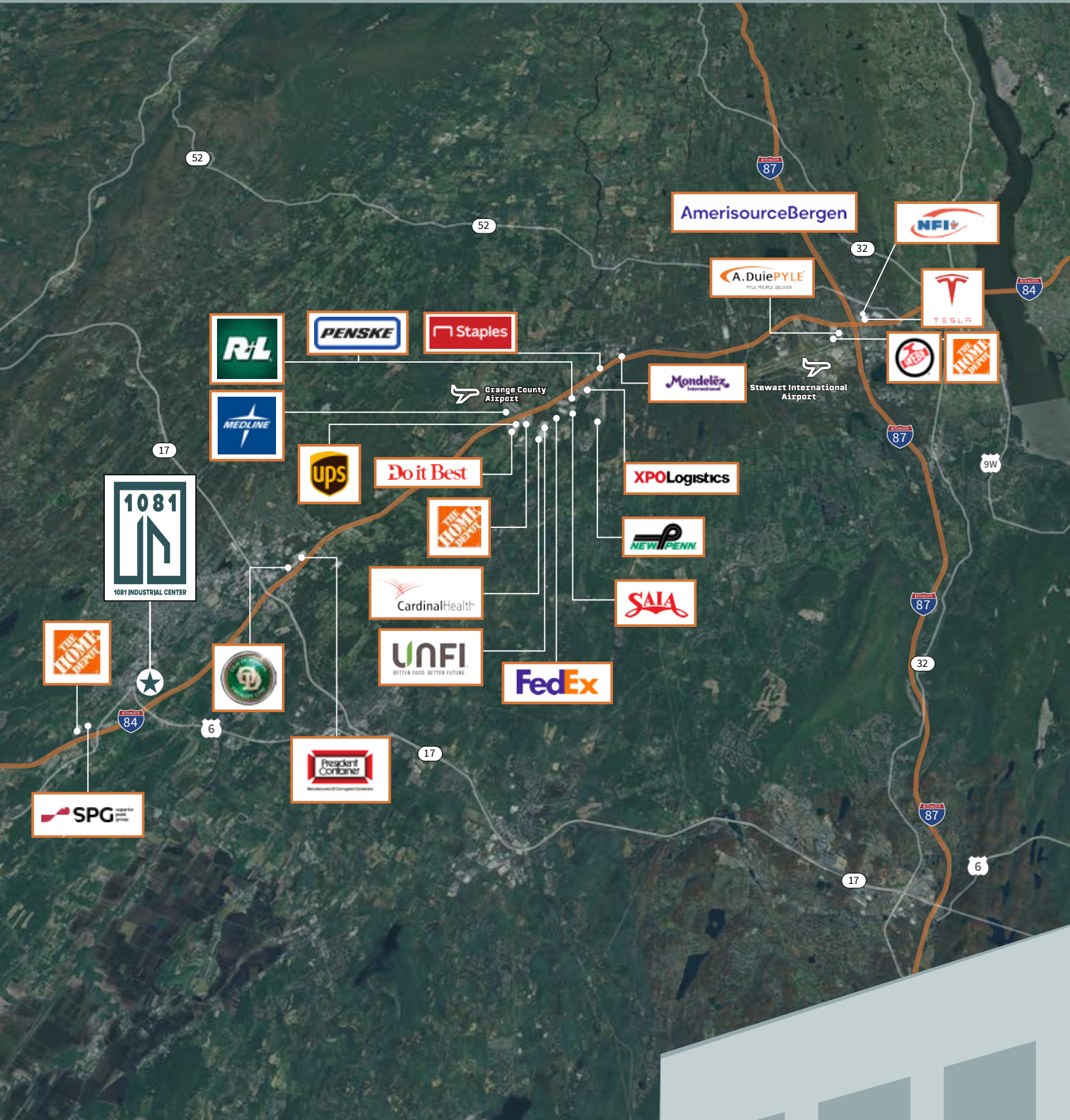
Total population reach
(within 4-hour drive time)

47,369,778

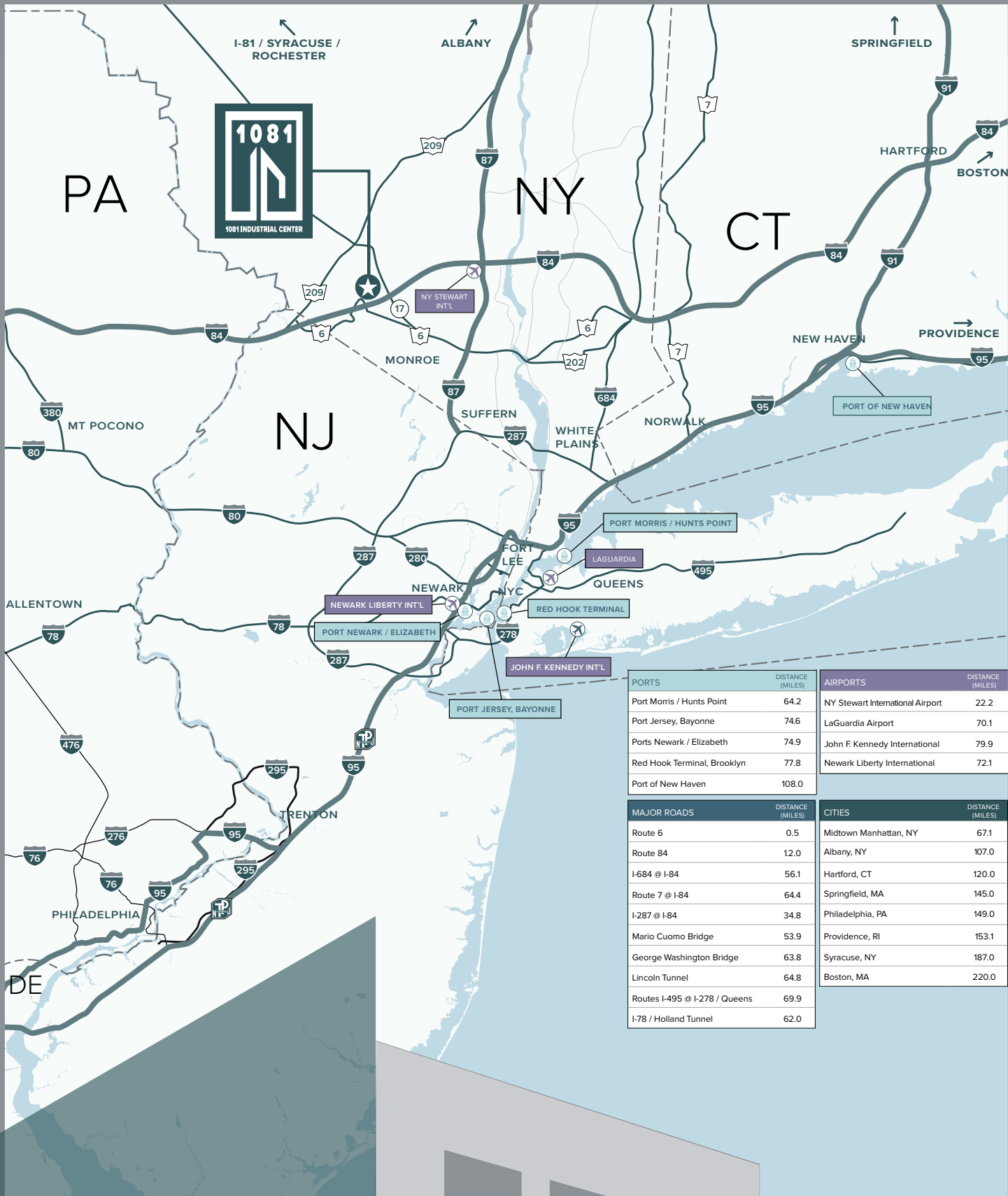
14% of U.S. Population

Total Labor Reach	Warehouse labor 8,194	Warehouse labor/total labor force 4.7%	Median household income \$90,017	Percent blue-collar workers 21%	Warehouse median hourly salary \$21.50/hr (U.S. Median is \$20.37/hr)
	Total population 351,715	Job postings per month 188	Unemployment rate 5.1%	Cost of living index 106	

Strategic Corporate Corridor



Gateway to Regional Markets



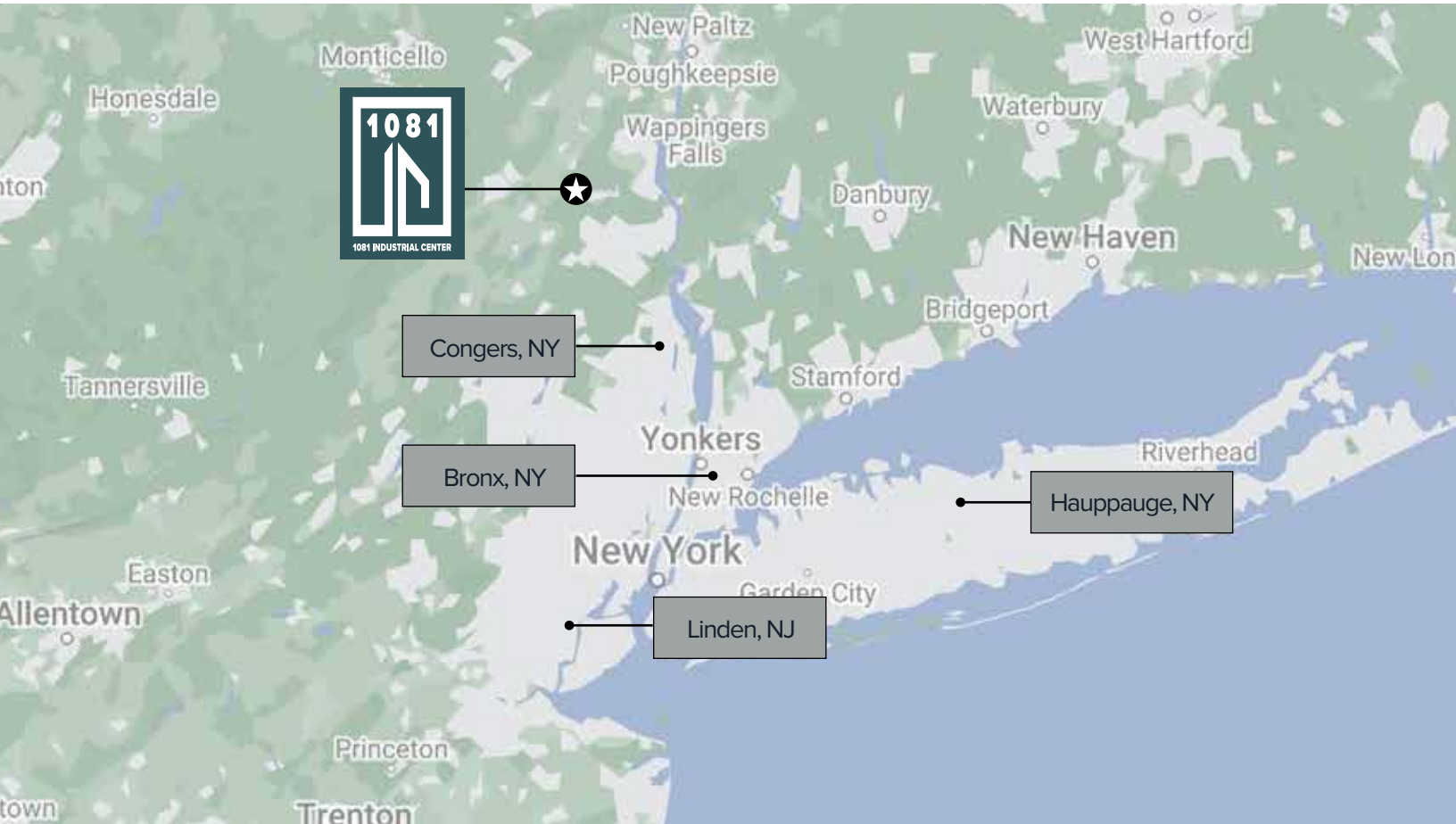
PORTS	DISTANCE (MILES)
Port Morris / Hunts Point	64.2
Port Jersey, Bayonne	74.6
Ports Newark / Elizabeth	74.9
Red Hook Terminal, Brooklyn	77.8
Port of New Haven	108.0

AIRPORTS	DISTANCE (MILES)
NY Stewart International Airport	22.2
LaGuardia Airport	70.1
John F. Kennedy International	79.9
Newark Liberty International	72.1

MAJOR ROADS	DISTANCE (MILES)
Route 6	0.5
Route 84	12.0
I-684 @ I-84	56.1
Route 7 @ I-84	64.4
I-287 @ I-84	34.8
Mario Cuomo Bridge	53.9
George Washington Bridge	63.8
Lincoln Tunnel	64.8
Routes I-495 @ I-278 / Queens	69.9
I-78 / Holland Tunnel	62.0

CITIES	DISTANCE (MILES)
Midtown Manhattan, NY	67.1
Albany, NY	107.0
Hartford, CT	120.0
Springfield, MA	145.0
Philadelphia, PA	149.0
Providence, RI	153.1
Syracuse, NY	187.0
Boston, MA	220.0

Logistics Cost Savings



Annual estimated logistics cost comparison vs competing locations

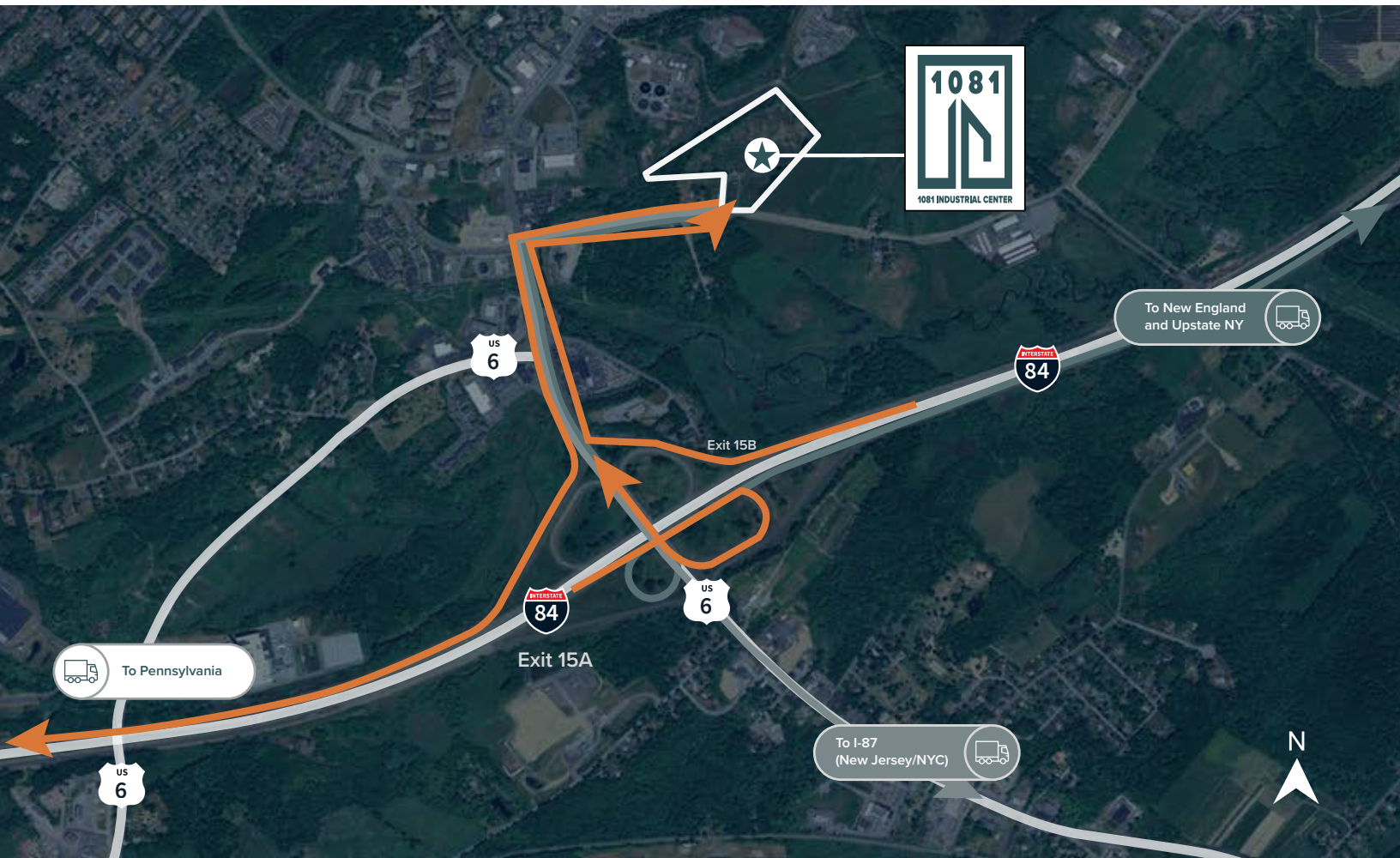
1081
DOLSONTOWN
ROAD

Facility size
~241,000 SF

Region	1081 Industrial Center	NNJ/CNJ	Bronx, NY	Rockland County, NY	Long Island, NY
Representative City	Waywayanda, NY	Linden, NJ	Bronx, NY	Congers, NY	Hauppauge, NY
Inbound	\$645,000	\$342,000	\$538,000	\$693,000	\$759,000
Outbound	\$2,794,000	\$2,790,000	\$1,618,000	\$1,999,000	\$2,569,000
Rent + Tax + OPEX	\$4,205,000	\$6,085,000	\$10,243,000	\$5,543,000	\$5,302,000
Total Logistics Costs	\$7,644,000	\$9,217,000	\$12,399,000	\$8,235,000	\$8,630,000
Variance vs. 1081 Dolsontown	--	\$1,573,000	\$4,755,000	\$591,000	\$986,000
Variance psf	--	\$ 6.53	\$ 19.73	\$ 2.45	\$ 4.09

Assumptions: 800 inbound containers a year / 7,500 annual outbound trucks to NYC, Westchester, Long Island, Connecticut and Northern NJ.

Seamless Highway Access



Contact

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