

UP TO 1,000,000 SF

ORANGE COUNTY INDUSTRIAL DEVELOPMENT

FOR LEASE

SLATE HILL LOGISTICS CENTER,
22 MCBRIDE ROAD, WAWAYANDA, NY 10973



MULTIPLE LOADING
CONFIGURATIONS



2.5 MILES
TO I-84



MAX. BUILDING
HEIGHT: 65'



All images are renderings by Scannell that the Logistics Center is expected to resemble.



**STANDBROKERAGE
COMPANY**
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**SCANNELL
PROPERTIES**

PROPERTY OVERVIEW

New Class A construction within the desirable Orange County, New York market with full approvals in place for a 925,154 SF warehouse. Built-to-suit with the ability to expand to over 1 million square feet and a building height of 65 feet. This project is approximately 2.5 miles from Interstate 84 and can accommodate extensive parking. Scannell Properties can work with you to optimize the space for your specific needs. SEQR has been completed.



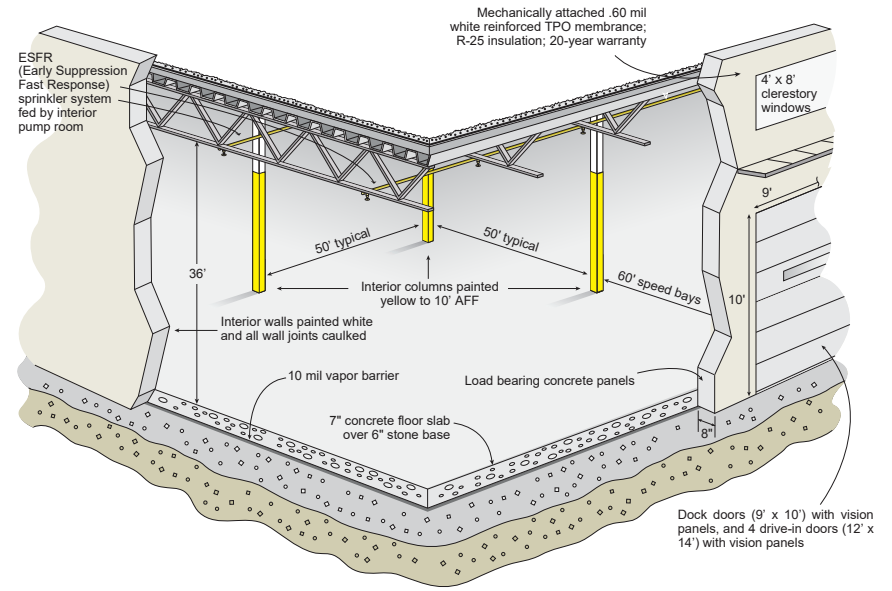
Construction	Precast steel
Roof	TPO
Building Size	925,154 SF approved, up to 1M SF
Lot Size	87 acres
Delivery	12 Months From Lease Execution
Lease Rate	Contact broker
Floor Slab	7" or more
Electrical	4,000 amp expandable to 8,000 amp
Lighting	BTS
Sprinkler	ESFR

HVAC	Rooftop gas and makeup air units
Zoning	Industrial, Town of Waywayanda
Gas & Electric	Orange & Rockland
Water & Sewer	Municipal

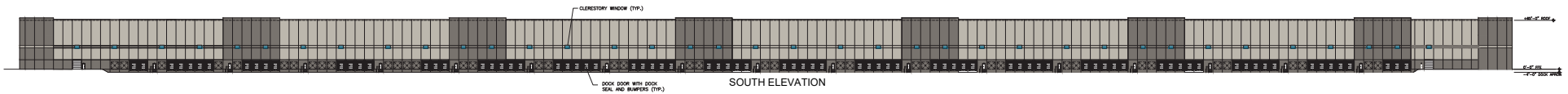
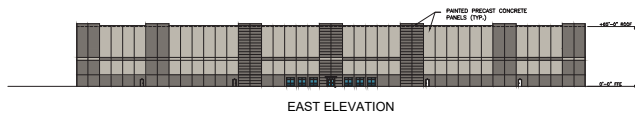
CONSTRUCTION

Experience You Can Trust

The Slate Hill Logisitcs Center is being developed by Scannell Properties. Scannell is a privately owned, international commercial real estate development firm specializing in build-to-suit and speculative projects for the industrial, office, and multifamily markets. Since 1990, they have developed more than 150 million square feet, with an annual development volume of more than \$5 billion.

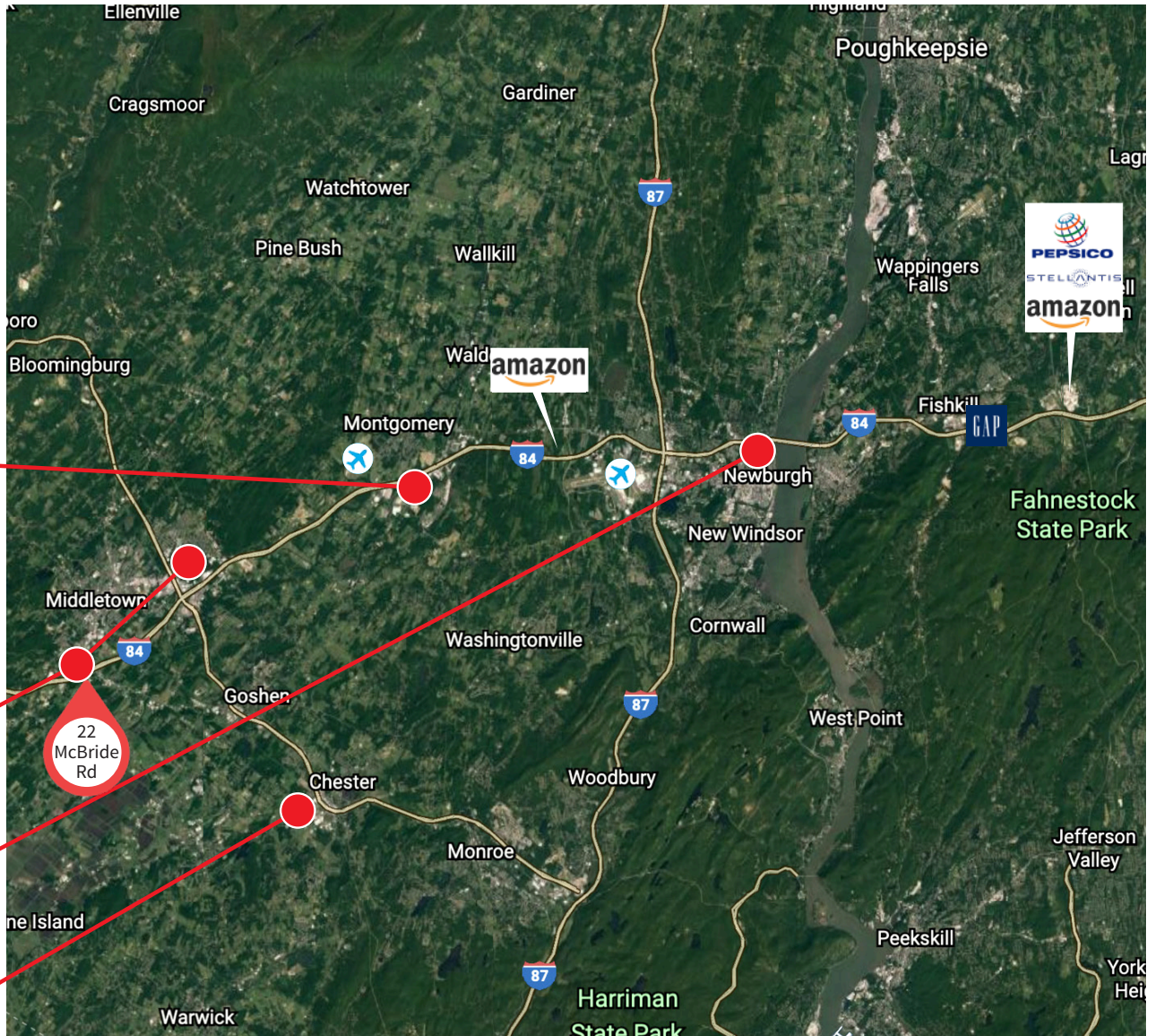


EXAMPLE ELEVATIONS

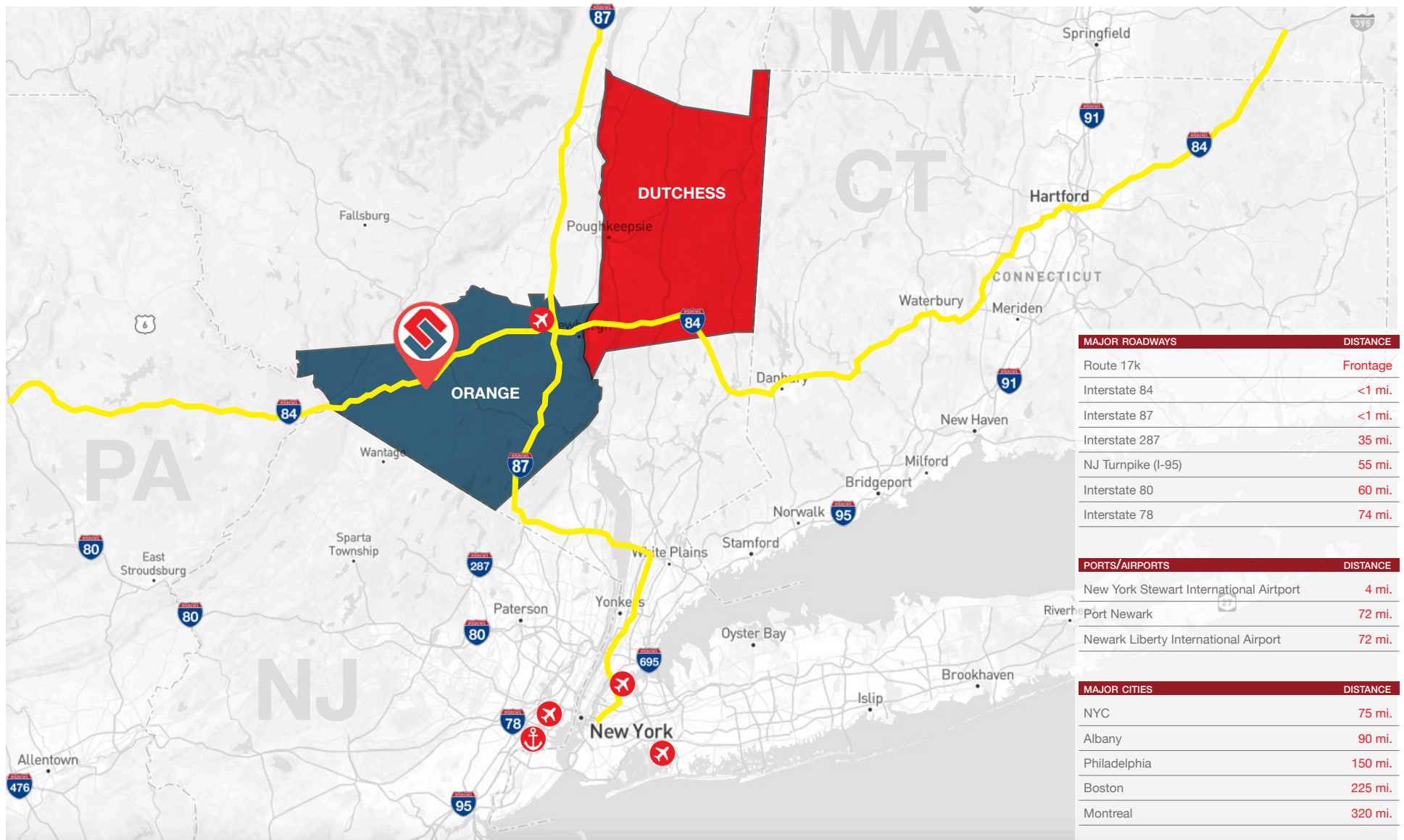


REGIONAL DISTRIBUTORS

Orange County has experienced explosive growth in regional logistics market with recent additions of Tesla and Amazon.



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HIGHWAY ACCESS



4 HOUR DRIVE TIME



POPULATION REACH IN 4 HOURS:

Wawayanda, NY:	47.7 million
Exit 8A, NJ:	47.6 million
NJ/PA Bordertowns:	48.6 million

The information contained herein has been given to us by the owner of the property or by other sources we deem reliable; we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.



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