

MID-HUDSON

LOGISTICS CENTER

333,386 SF INDUSTRIAL FACILITY

1 Van Bergen Lane, West Coxsackie, NY

IMMEDIATELY AVAILABLE
DRY & COLD STORAGE FOR LEASE

WE | WINSTANLEY
ENTERPRISES
REAL ESTATE INVESTMENT & DEVELOPMENT



BUILDING OVERVIEW

Mid-Hudson Logistics Center features 333,386 square feet of Class A, high-bay **dry and cold storage** distribution situated in West Coxsackie, NY. Set within an established industrial park, the property is immediately accessible to major highway networks, a skilled workforce, and has a flexible configuration making it an ideal location for an array of industrial operations.

| | | | |
|--|---|-----------------------------|-----------------------------|
| • Building: | 333,386 SF | • Acreage: | 30.74 Acres |
| • Two Story Office: | 13,884 SF | • Column Spacing: | 40'x40' with 80' speed bays |
| • Dry Warehouse: | 209,523 SF | • Lighting: | LED |
| • Perishable (freezer/ cooler) Warehouse: | 109,979 SF | • Floor Thickness: | 7" |
| • Clear Heights: | 29' clear | • Fire Suppression: | ESFR |
| • Loading: | Sixty one (61) 8'x 9'6" dock high loading doors Two (2) drive-in doors | • Power: | 3,000 Amps |
| • Parking: | 77 Trailer parking spaces, 216 Car parking spaces | • Truck Court Depth: | 210' |

LOCAL ACCESS

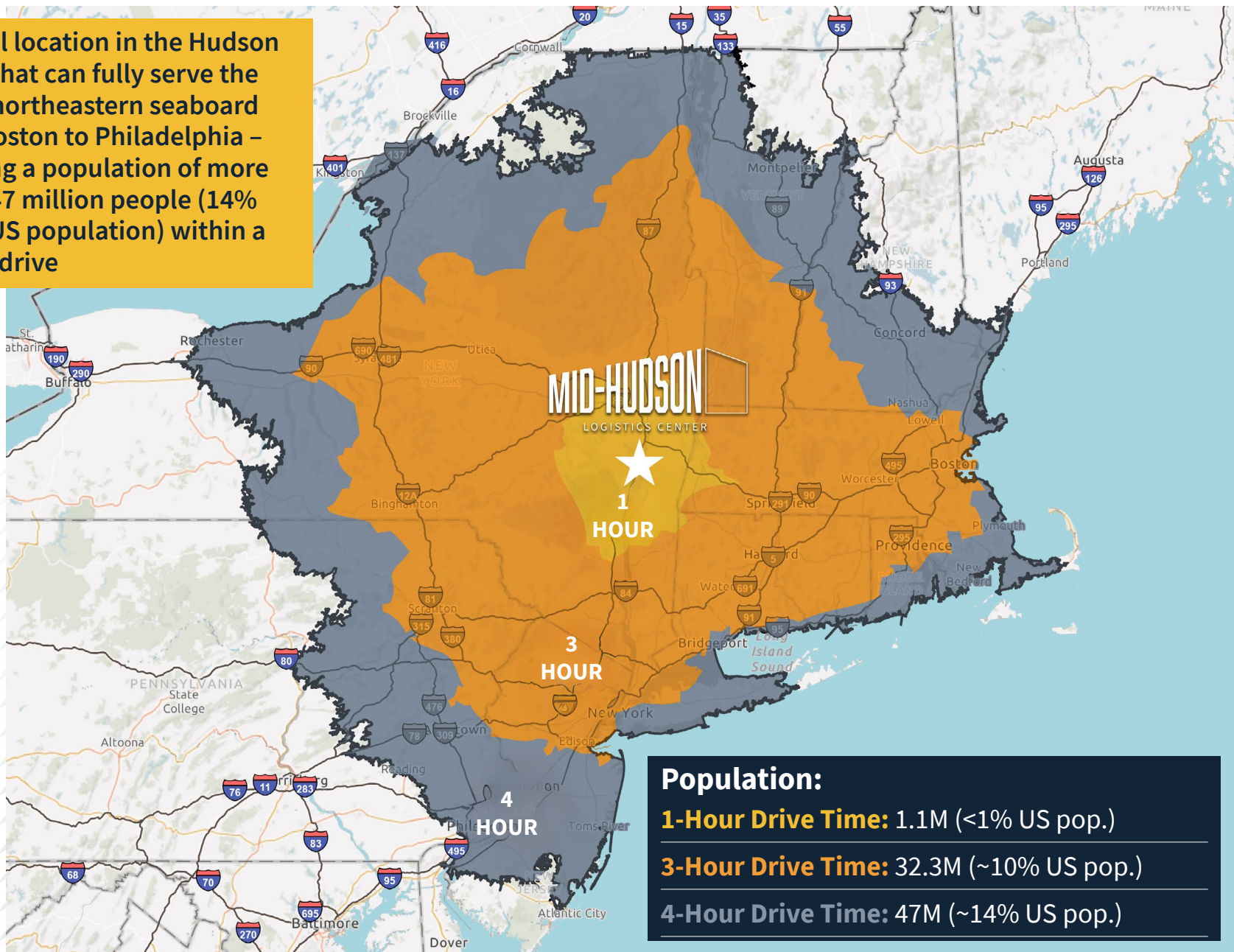
KEY DISTANCES

| | | |
|---------|-----------|------------|
| Route 9 | 1.4 Miles | 2 Minutes |
| I-87 | 2.5 Miles | 5 Minutes |
| I-90 | 18 Miles | 22 Minutes |



DRIVE-TIME

An ideal location in the Hudson Valley that can fully serve the entire northeastern seaboard from Boston to Philadelphia – reaching a population of more than ~47 million people (14% of the US population) within a 4-hour drive



LABOR REACH

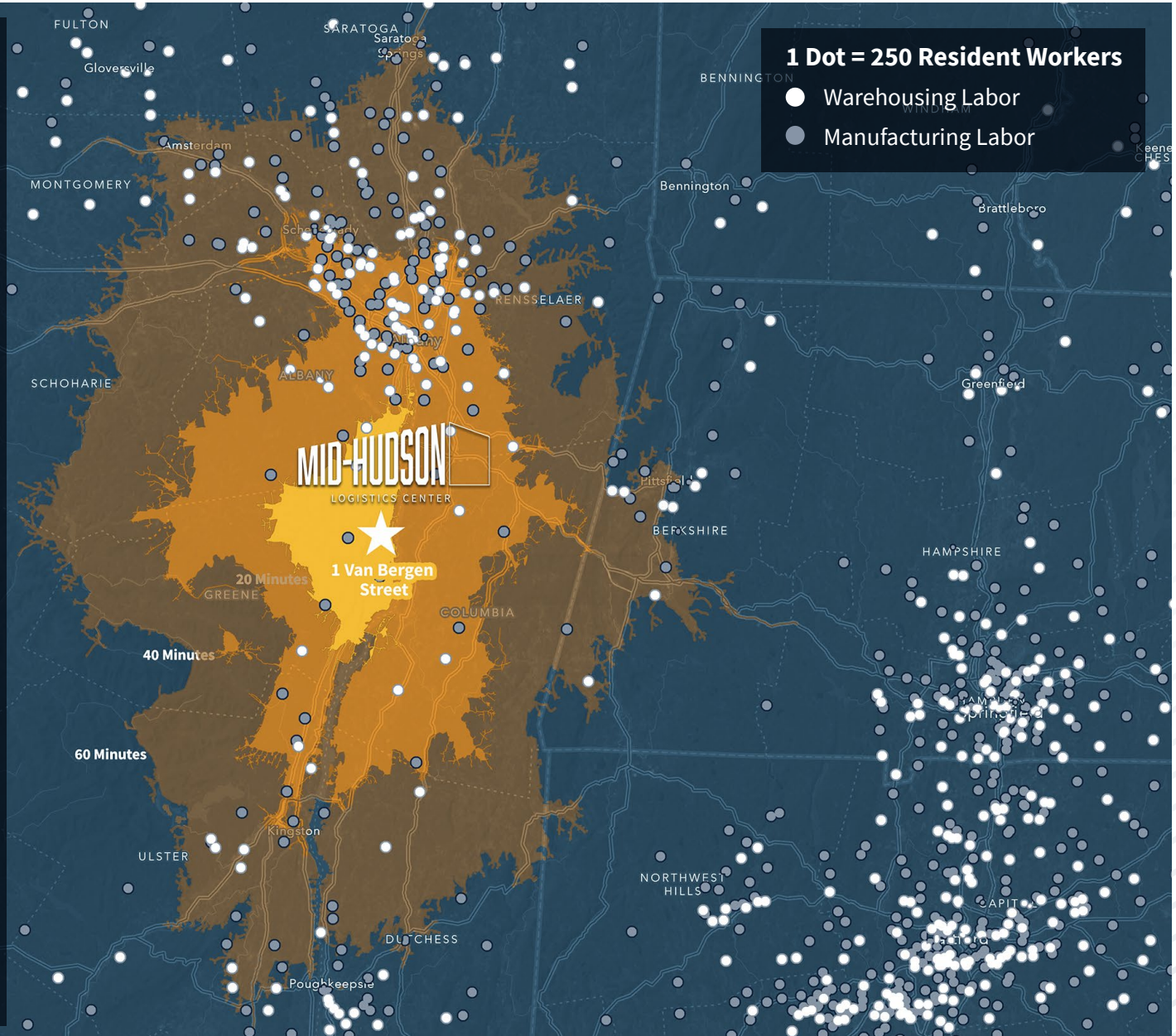
Total Labor Force

Mid-Hudson Logistics Center benefits from a strong local labor supply across the region, providing access to a workforce of over 400,911 people within a 45-minute commute, with approximately 15% of them being blue-collar. Alternatively, within a 60-minute commute, the workforce expands to reach approximately 572,125 people, with 16% of them being blue-collar.

Median warehouse wages are \$20.73 per hour, which is lower than surrounding areas such as Albany, Rockland County, and Northern New Jersey. In particular, wages are \$0.73 per hour lower at MHLC than in Northern New Jersey. (45-minutes).

Wages (45-min)

| | |
|--|---------|
| MHLC 45 min: | \$20.73 |
| Albany, NY: | \$21.00 |
| Northern New Jersey (such as Bergen County): | \$21.46 |
| Rockland County New York: | \$20.97 |



REGIONAL ACCESS

Mid-Hudson Logistics Center benefits from its strategic positioning with its proximity to the New York State Thruway (Interstate 87) and State Route 9W, providing connectivity to major Northeast industrial hubs. The property provides easy access to major transportation routes, highways, and major cities, facilitating efficient logistics and distribution networks.





For more information, please contact:

**James
Panczykowski**

Vice Chairman

james.panczykowski@jll.com
+ 1 551 404 8834

**William Zachary
“Zach” Antonucci**

Vice President

zach.antonucci@jll.com
+1 860 817 1402

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