

# M MAYBROOK LOGISTICS CENTER

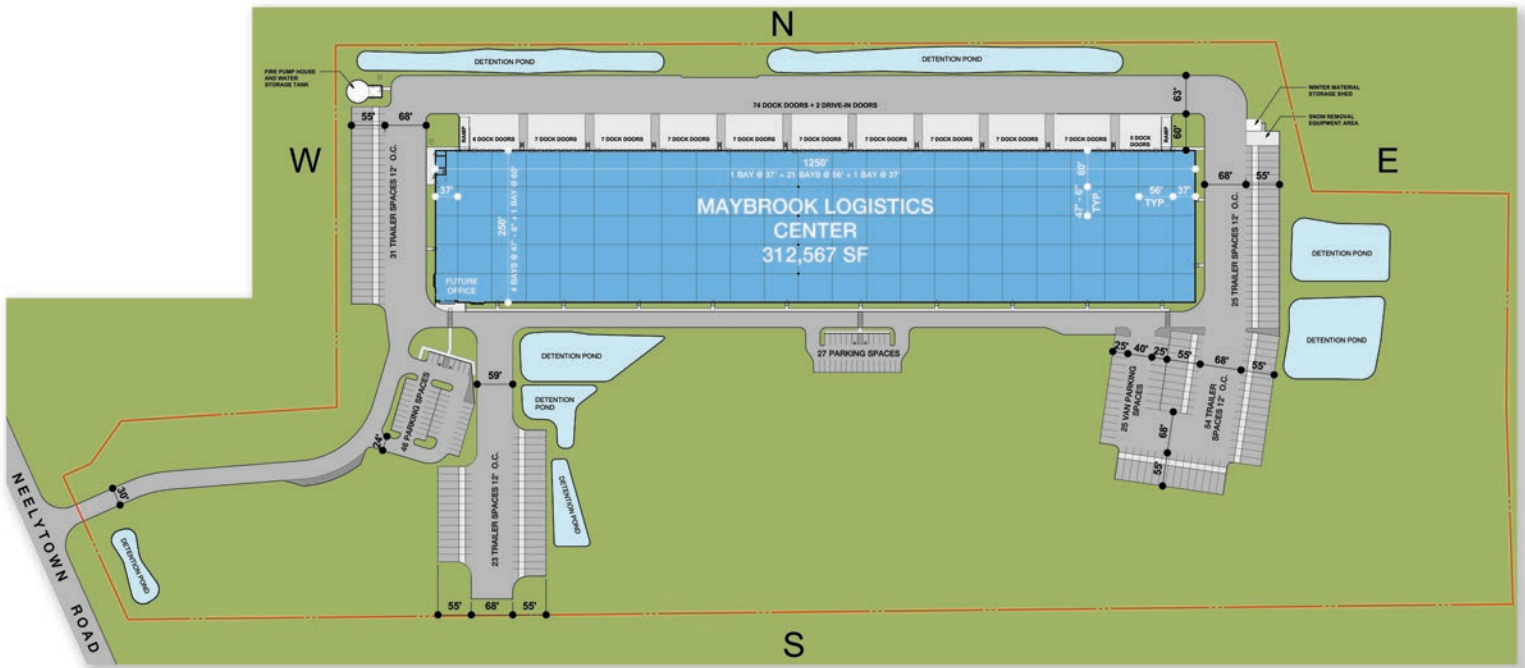
134 Neelytown Road · Montgomery, NY 12549



NEW CONSTRUCTION  
312,567 SQUARE FOOT INDUSTRIAL BUILDING



[MaybrookLogisticsCenter.com](http://MaybrookLogisticsCenter.com)



## SPECIFICATIONS

**+/- 312,567 sq. ft.**  
BUILDING SIZE

**+/- 5,000 sq. ft.**  
OFFICE AREA

**98 cars**  
**129 trailer spaces**  
PARKING

**ESFR**  
FIRE PROTECTION

**74 overhead doors & 2 drive-in doors**  
LOADING

**36'**  
CLEAR HEIGHT

**56' X 47.5'**  
COLUMN SPACING

**60'**  
SPEED BAY

**2,500 Amps**  
**3-phase 277/480v**  
ELECTRICAL SERVICE

**LED with 25FC**  
WAREHOUSE LIGHTING

**Sewer and Water**  
UTILITIES - MUNICIPAL

**40 Acres**  
LAND AREA

## DEMOGRAPHICS

25-MILE RADIUS



**840,906**  
POPULATION



**433,424**  
LABOR FORCE



**\$84,353**  
MEDIAN HOUSEHOLD INCOME



**40**  
MEDIAN AGE



# LOCATION OVERVIEW

This site is less than one mile from I-84 and is nine miles to the intersection of I-84 and I-87. New York City and Northern New Jersey are within a one-hour drive. The strong demographics of the entire Northeast Corridor are accessible to Maybrook Logistics Center.



## KEY DISTANCES

Interstate 84/Route 208	0.5 miles	LaGuardia International Airport	72 miles
Interstate 87	9 miles	Port Newark	78 miles
Interstate 287	39 miles	JFK International Airport	82 miles
New Jersey Turnpike	63 miles	Lehigh Valley	102 miles
Stewart International Airport	8 miles		





## WHY MAYBROOK LOGISTICS CENTER?



Strategic location with immediate interstate access to the New York Metro and Northeast Corridor markets



New construction designed to support the requirements and specifications of today's logistics companies



Strong, educated labor force



Institutional ownership with the financial capabilities to deliver on time and within budget



Significant occupancy cost savings compared to similar New Jersey properties

## CONTACT



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