

Tri-State Logistics Center

An architectural rendering of the Tri-State Logistics Center. The building is a large, modern industrial structure with a dark grey facade and a series of tall, narrow vertical windows. A prominent entrance area features a large glass wall and a dark overhang supported by two angled metal columns. The foreground shows a paved parking lot with several cars parked, including a white SUV, a red sedan, and a white hatchback. A few people are walking in the lot. To the right, an American flag flies on a tall pole. The sky is blue with scattered white clouds. The text "Tri-State Logistics Center" is overlaid in large, bold, red letters at the top of the image.

FOR LEASE – 2500 Route 17 M, Goshen, NY

PROPERTY SPECS:

| | |
|-----------------------------|--|
| Total Building Size: | 500,124 SF |
| Office: | To suit |
| Divisible To: | 250,000 SF |
| Ceiling Height: | 36' – 39' |
| Loading: | 60 Docks (9' x 10') |
| Drive-in: | 2 (12' x 14') |
| Column Spacing: | 53' x 52', 60' speedbay |
| Car Parking: | 208 (expandable to 423) |
| Trailer Parking: | 70 (expandable) |
| Base Rent: | \$7.50 PSF Net |
| Real Estate Taxes: | \$1.35 PSF (Estimated) |
| Construction: | Block and steel with metal panel above 10' |
| Power: | 3000 Amp @ 480 Volt |
| Sprinkler: | ESFR sprinkler system |
| Available: | 4th quarter 2021 |



For more information, please contact:

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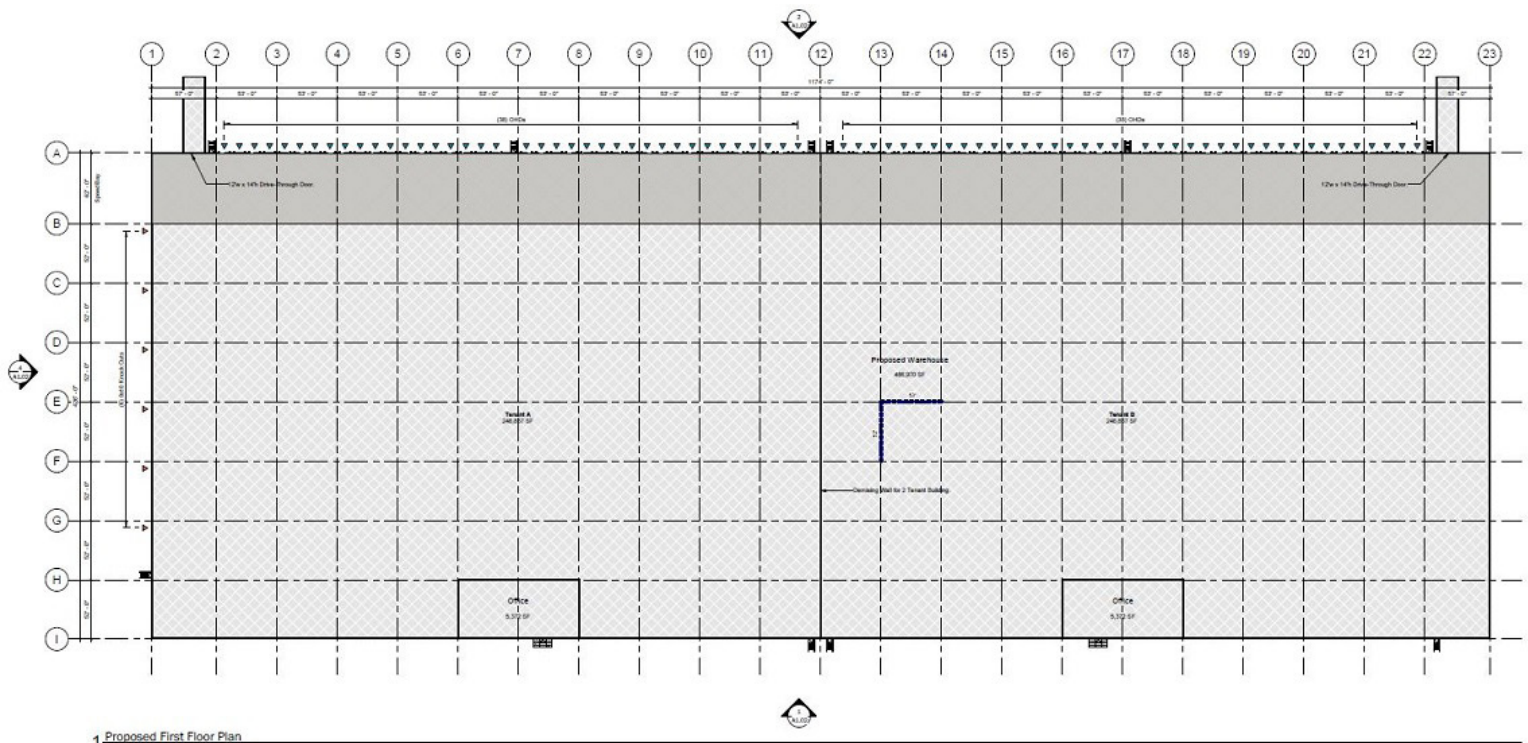
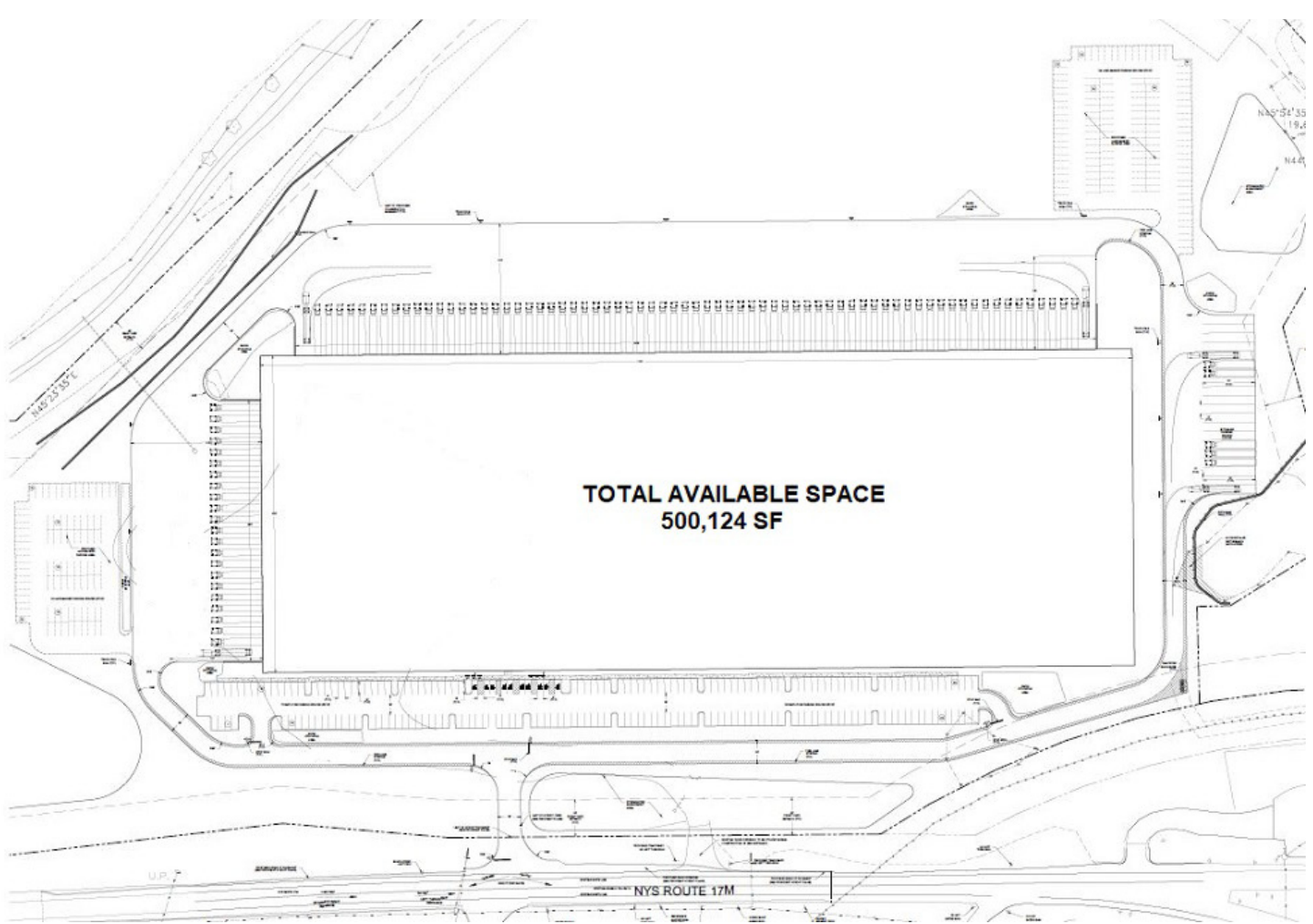
Exclusive Leasing Agent:



Resource Realty
Corporate Real Estate Services

www.resource-realty.com

973-299-0900



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