



HUDSON VALLEY LOGISTICS CENTER

500 SOUTH DRIVE, EAST FISHKILL, NY
hudsonvalleylogisticscenter.com

Delivering Q1 2024

108,490 SF

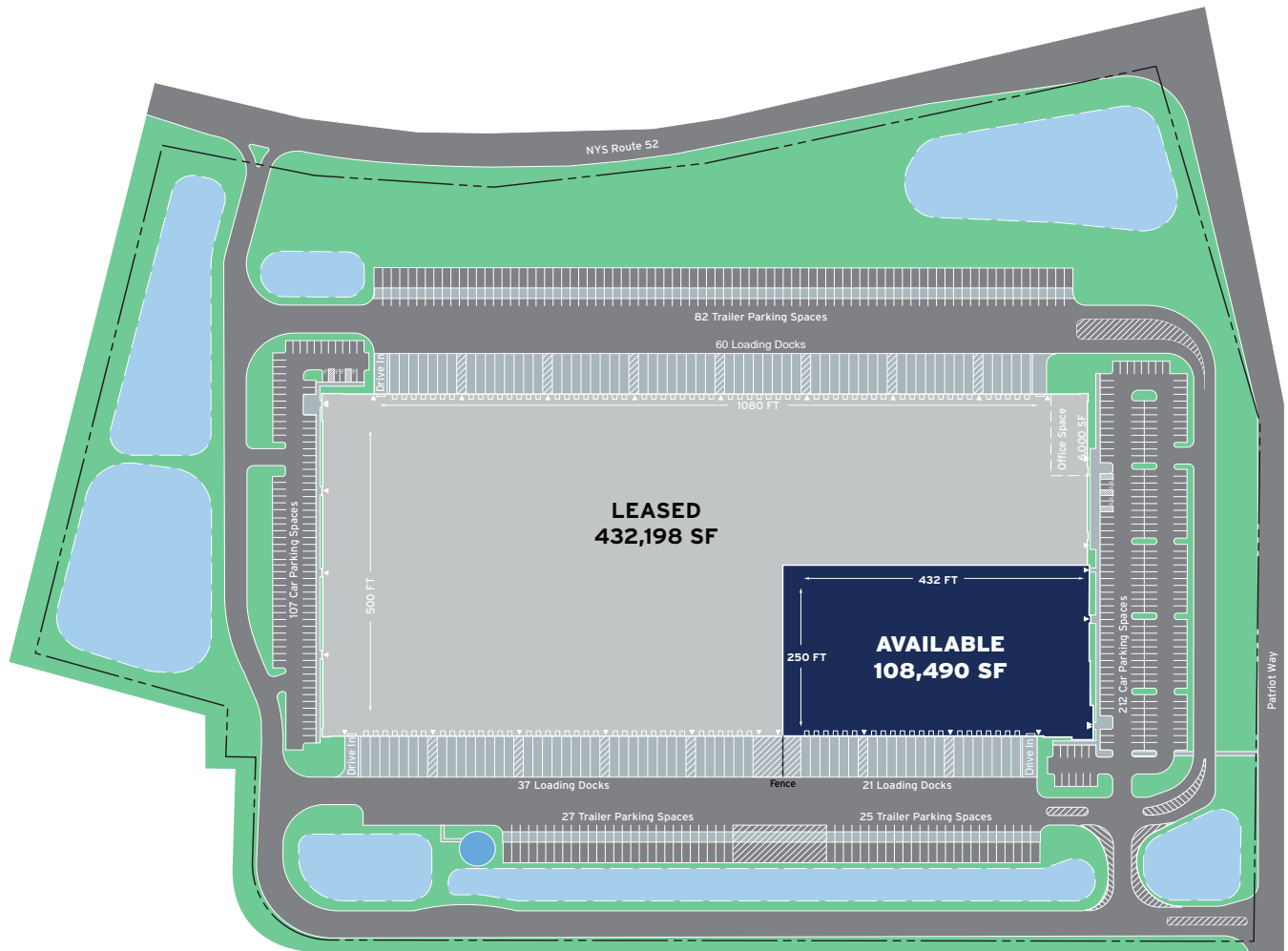
Industrial Space

Available For Lease

Unparalleled Same Day Access to the
NYC Metropolitan Area, New England
and the Mid-Atlantic Region



BUILDING PLAN & SPECS



Building Size: 540,688 SF

Available Space: 108,490 SF

Space Dimensions: 250' x 432'

Ceiling Height: 36' clear

Column Spacing: 47'-6" x 54' (typical)

Loading: 21 dock positions

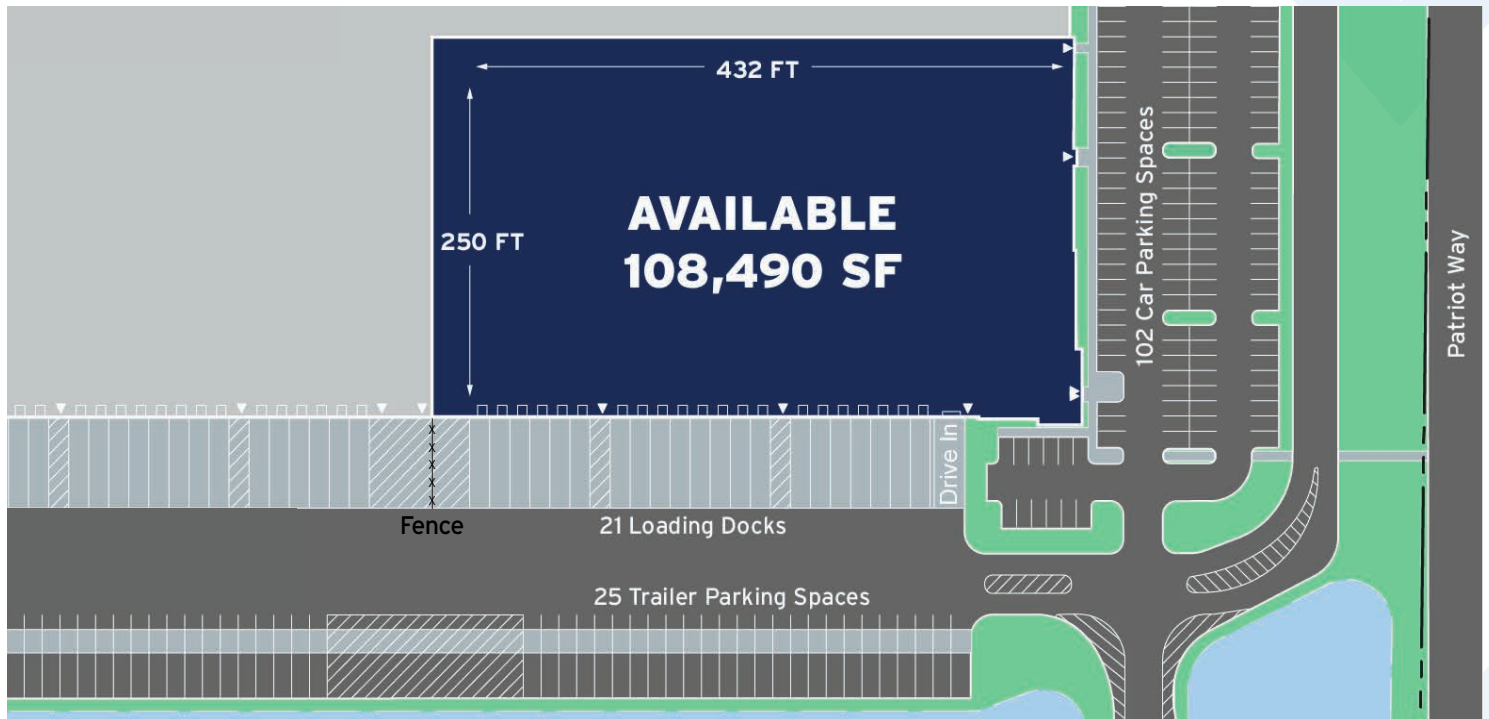
Drive-ins: 1 drive-in

Trailer Parking: 25 stalls

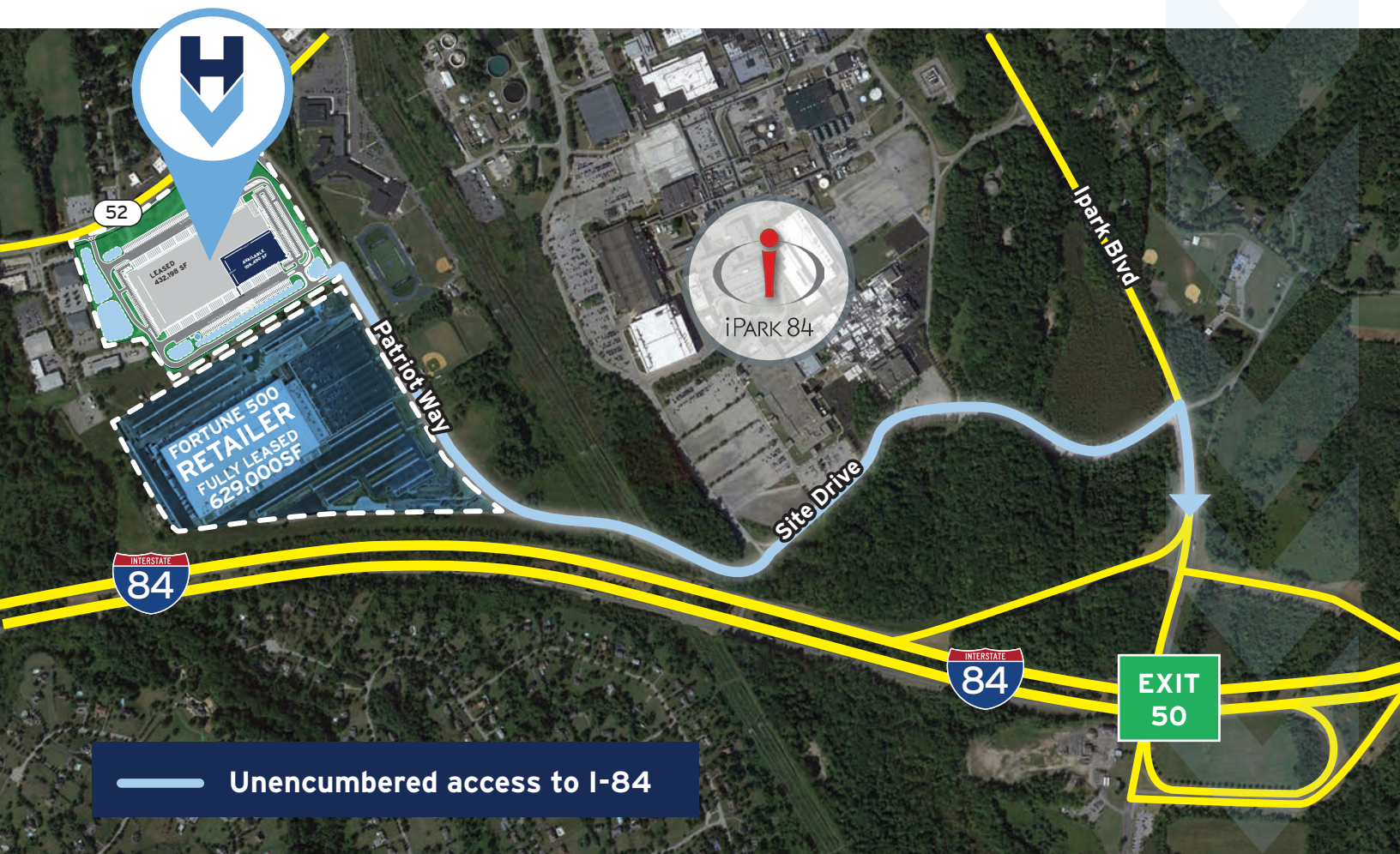
Car Parking Spaces: 102 spaces

Sprinkler System: ESFR

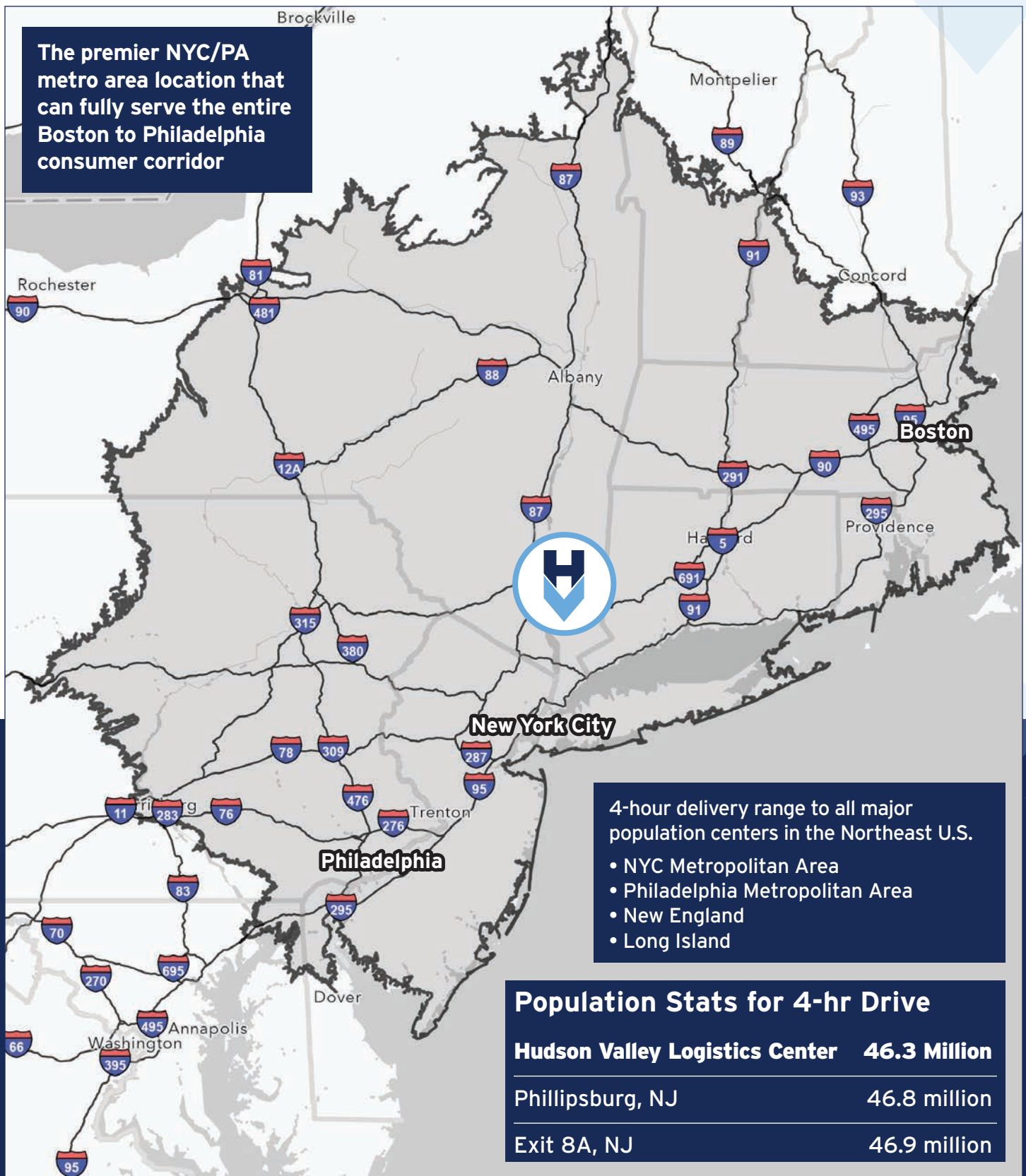
AVAILABLE SPACE



UNMATCHED ACCESSIBILITY



VAST CONSUMER REACH

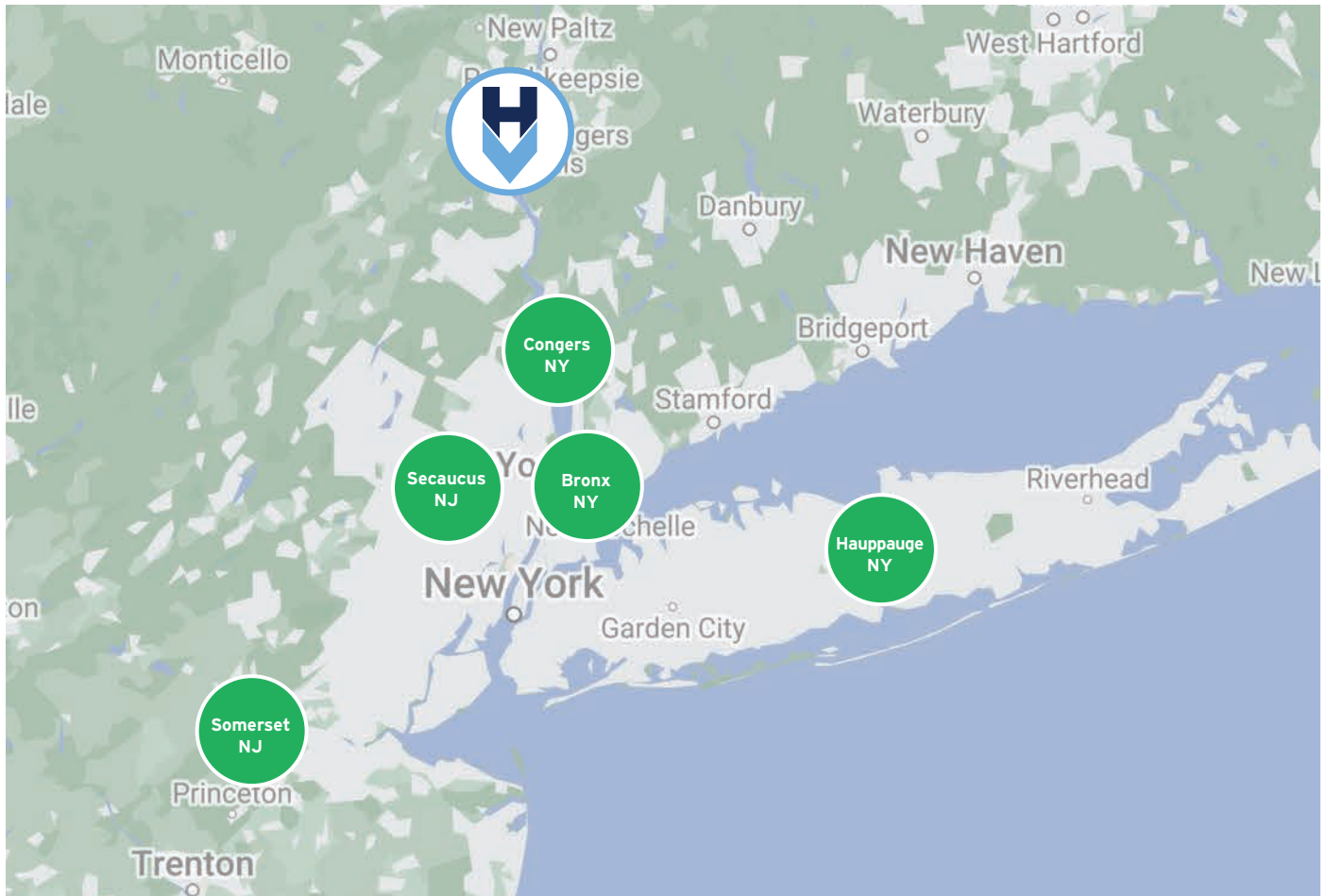


SUPERIOR LOCAL CONNECTIVITY



1	Newburgh, NY	15 miles	6	Manhattan, NY	60 miles
2	Rockland County, NY	35 miles	7	New Haven, CT	62 miles
3	White Plains, NY	40 miles	8	Nassau County, NY	72 miles
4	Stamford/ Greenwich, CT	40 miles	9	Suffolk County, NY	85 miles
5	Bronx, NY	56 miles	10	Hartford, CT	86 miles

LOGISTICS COST SAVINGS

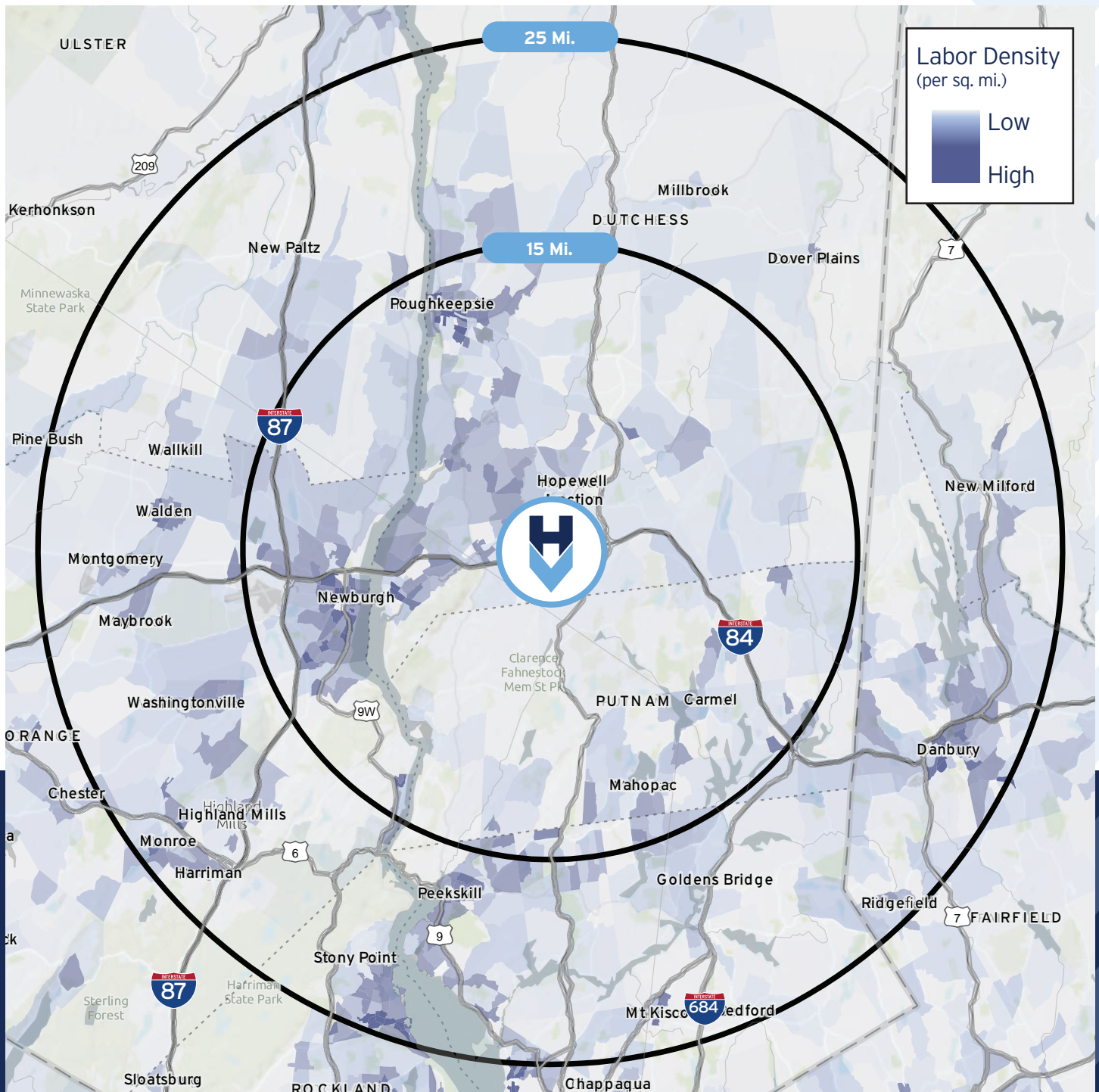


Annual estimated logistics cost comparison vs alternative locations

	HVLC	Somerset NJ	Meadowlands NJ	Bronx NY	Rockland County, NY	Long Island NY
Representative City	East Fishkill NY	Somerset NJ	Secaucus NJ	Bronx NY	Congers NY	Hauppauge NY
Inbound	\$584,400	\$369,600	\$298,200	\$396,600	\$390,600	\$563,400
Outbound	\$922,995	\$922,995	\$1,282,846	\$654,157	\$782,818	\$1,015,959
Rent + Tax + OPEX	\$1,600,228	\$2,278,290	\$3,254,700	\$4,665,070	\$2,495,270	\$2,441,025
Total Logistics Costs	\$3,107,622	\$3,930,736	\$4,408,826	\$5,715,827	\$3,668,688	\$4,020,384
Variance vs. HVLC	--	\$823,114	\$1,301,204	\$2,608,205	\$561,066	\$912,762
Variance per sf	--	\$7.59	\$11.99	\$24.04	\$5.17	\$8.41

Assumptions: 600 inbound containers a year / 4,000 annual outbound trucks to NYC, Westchester, Long Island, Connecticut and Northern NJ.

STRONG LABOR AVAILABILITY



15 Miles

Total Population:	456,360
Transportation/Warehouse Workers:	11,207
Total Labor Force:	240,326
Unemployment Rate:	7.0% (U.S. is 3.4%)
Median Household Income:	\$89,310

25 Miles

Total Population:	1,062,301
Transportation/Warehouse Workers:	24,347
Total Labor Force:	562,933
Unemployment Rate:	6.8% (U.S. is 3.4%)
Median Household Income:	\$93,821



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BLUEWATER
PROPERTY GROUP



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