



CRAIGVILLE LOGISTICS

1220 CRAIGVILLE ROAD | TOWN OF BLOOMING GROVE | ORANGE COUNTY, NEW YORK

AVION 



STRATEGIC LOCATION

LOCAL LOCATIONS

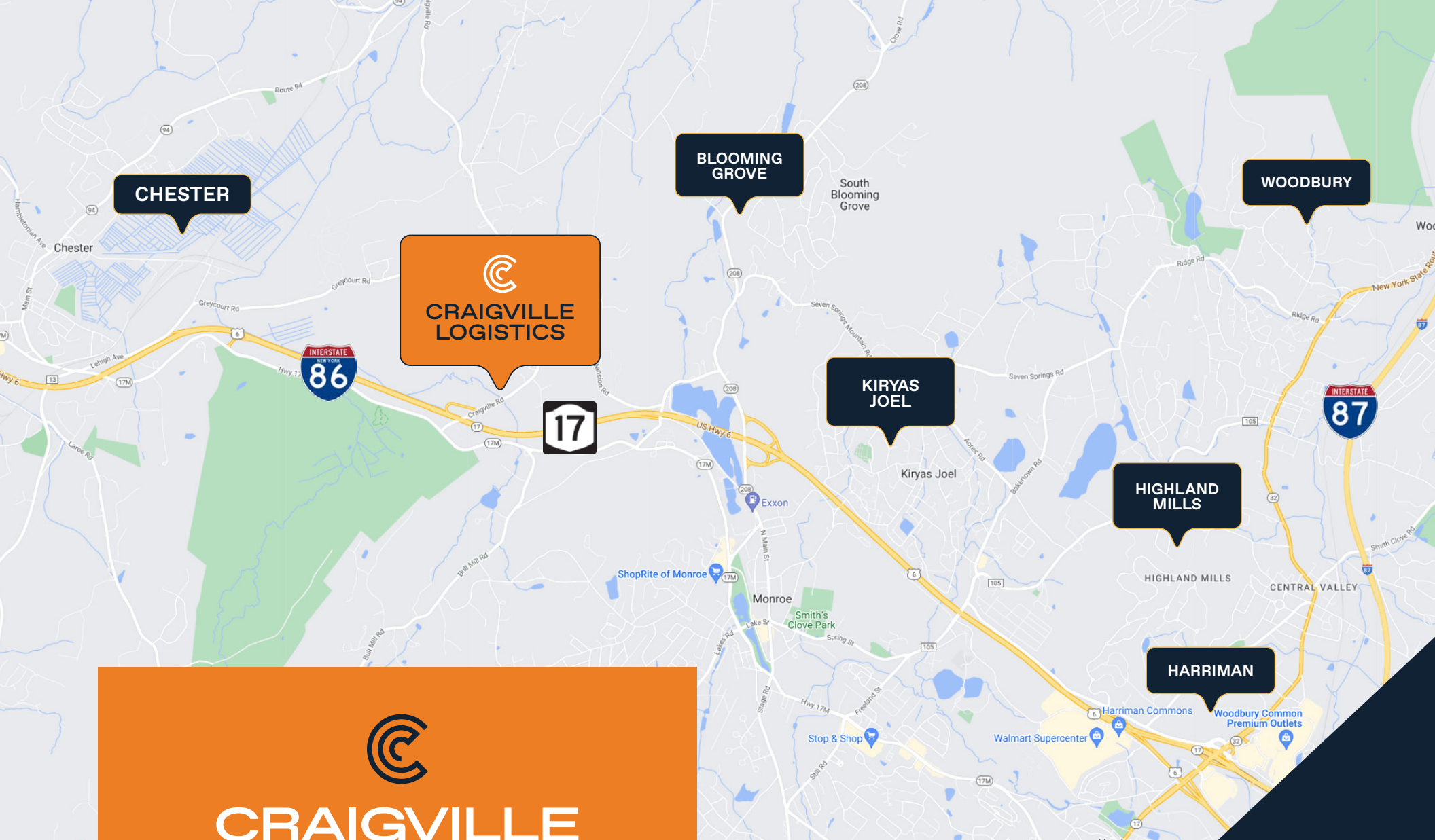
- Chester
- Harriman
- Highland Mills
- Harriman
- South Blooming Grove
- Woodbury

MAJOR ROADWAYS

- I-87 / Route 17N 0 mi.
- Route 94 3 mi.
- Interstate 87 6 mi.
- Interstate 84 12 mi.
- Interstate 287 22 mi.
- NJ Turnpike 44 mi.

PORTS / AIRPORTS

- New York Stewart Int'l Airport 15 mi.
- Port Newark 60 mi.
- Newark Liberty Int'l Airport 61 mi.



CRAIGVILLE LOGISTICS

1220 CRAIGVILLE ROAD | EXIT 128 NY 17, CHESTER, NY 10918
TOWN OF BLOOMING GROVE | ORANGE COUNTY, NEW YORK

STRATEGIC LOCATION



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BUILD TO SUIT

PROPERTY LAND SPECS

201 ACRES PROPERTY

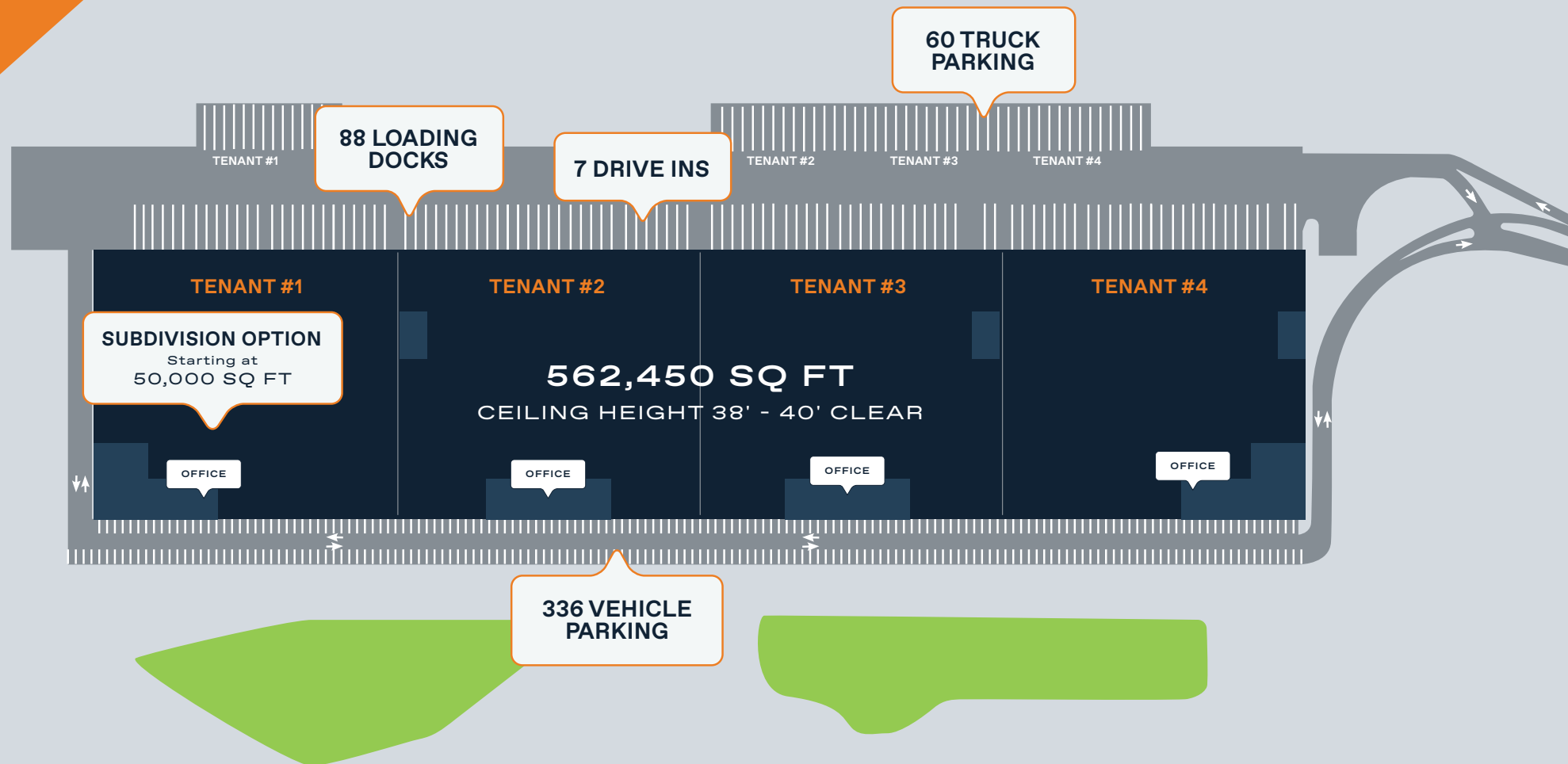
→ Building	562,450 SQ FT	→ Loading	88 Docks	→ HVAC	Warehouse heating offices heating and cooling
→ Ceiling Height	38' - 40' clear	→ Drive-in	7 Drive ins	→ Water-Sewer	Well - Sewage Treatment Plant
→ Office Space	36,256 + 10,306 for trucker lunch	→ Car Parking	330 vehicle parking + 14 ADA spaces	→ Sprinkler	Yes
→ Column Spaces	48'4" x 56'8"	→ Trailer Parking	84 Truck Loading Dock spaces + 60 Truck Loading Berths	→ Warehouse space	515,888 SF
→ Floor Slab	Concrete 6"				

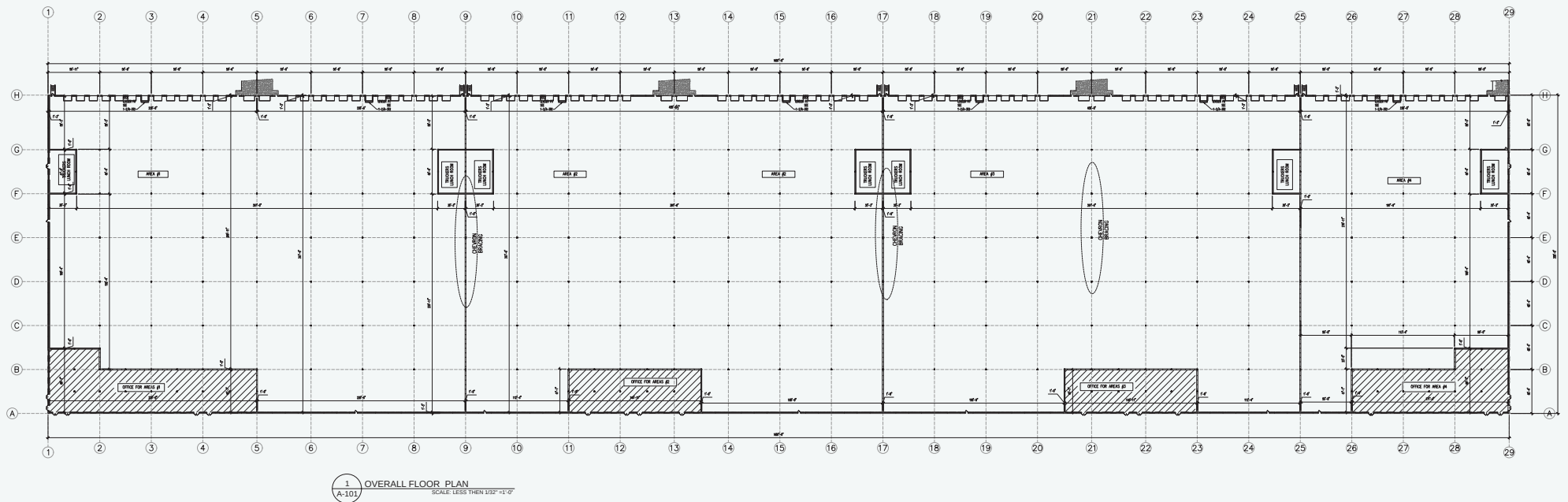


SITE PLAN

 **CRAIGVILLE LOGISTICS**

SITE PLAN

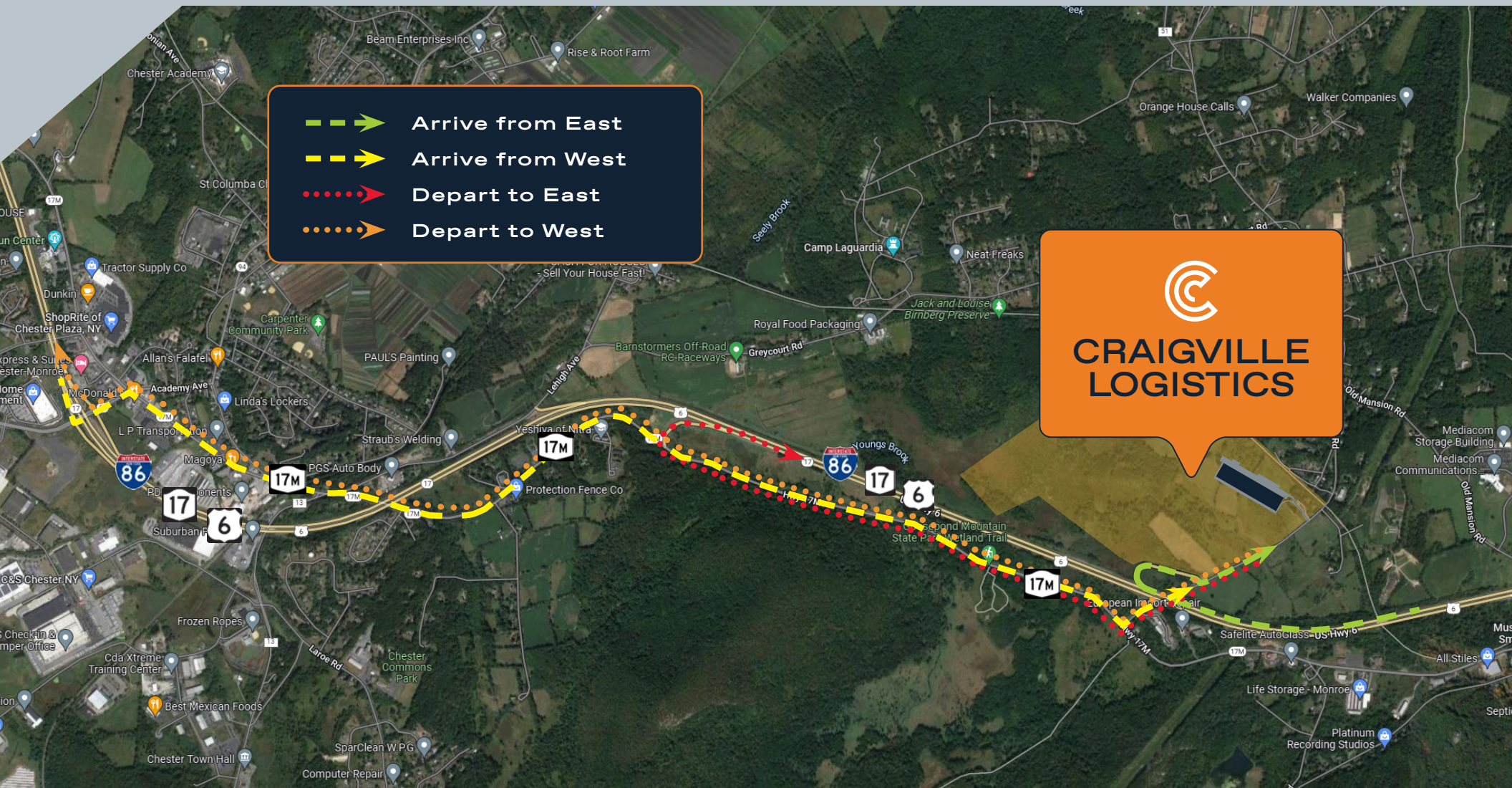




SQUARE FOOTAGE:	
AREA #1	145,368 S.F.
TRUCKERS LUNCH ROOM	2,460 S.F.
OFFICE FOR AREA #1	12,413 S.F.
AREA #2	150,873 S.F.
TRUCKERS LUNCH ROOM	3,304 S.F.
OFFICE FOR AREA #2	7,052 S.F.
AREA #3	150,673 S.F.
TRUCKERS LUNCH ROOM	2,924 S.F.
OFFICE FOR AREA #3	7,052 S.F.
AREA #4	69,174 S.F.
TRUCKERS LUNCH ROOM	1,498 S.F.
OFFICE FOR AREA #4	8,738 S.F.
TOTAL OFFICE	37,225 S.F.
TOTAL TRUCKERS	10,306 S.F.
TOTAL WAREHOUSE	518,888 S.F.
TOTAL	562,450 S.F.

WINDOW AND DOOR SCHEDULE			
QNTY.	DESIGNATION	OPENING	
		WIDTH	HEIGHT
88	LOADING DOCKS	8'-0"	10'-0"
7	DRIVE-INS	12'-0"	10'-0"
	DOOR	7'-0"	8'-0"

FLOOR PLAN SKETCH



TRUCK ROUTING EXHIBIT

STRATEGIC LOCATION





- Amazon
- Fed Ex
- Cardinal Health
- Home Depot
- McKesson
- Mondelez
- Staples
- United Natural Foods
- UPS Freight
- XPO Logistics

REGIONAL DISTRIBUTION CENTERS

LOOKING
FORWARD TO
OUR MUTUAL
SUCCESS!

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