

# Montgomery I

132 Neelytown Road  
Montgomery, NY 12549



GROSS LEASABLE AREA  
**312,500 sf**

## Building Specifications

**Size:** 312,500 square feet

**Divisible:** Yes

**Ceiling height:** 36' Clear

**Loading dock:** Can accommodate up to 100 doors

**Sprinkler:** ESFR

**Column spacing:** 40'x40'

**Parking:** 230 car stalls, 140 trailer spaces

**Office space:** To-suit

**Utilities:** Municipal Water & Sewer, Central Hudson Gas & Electric

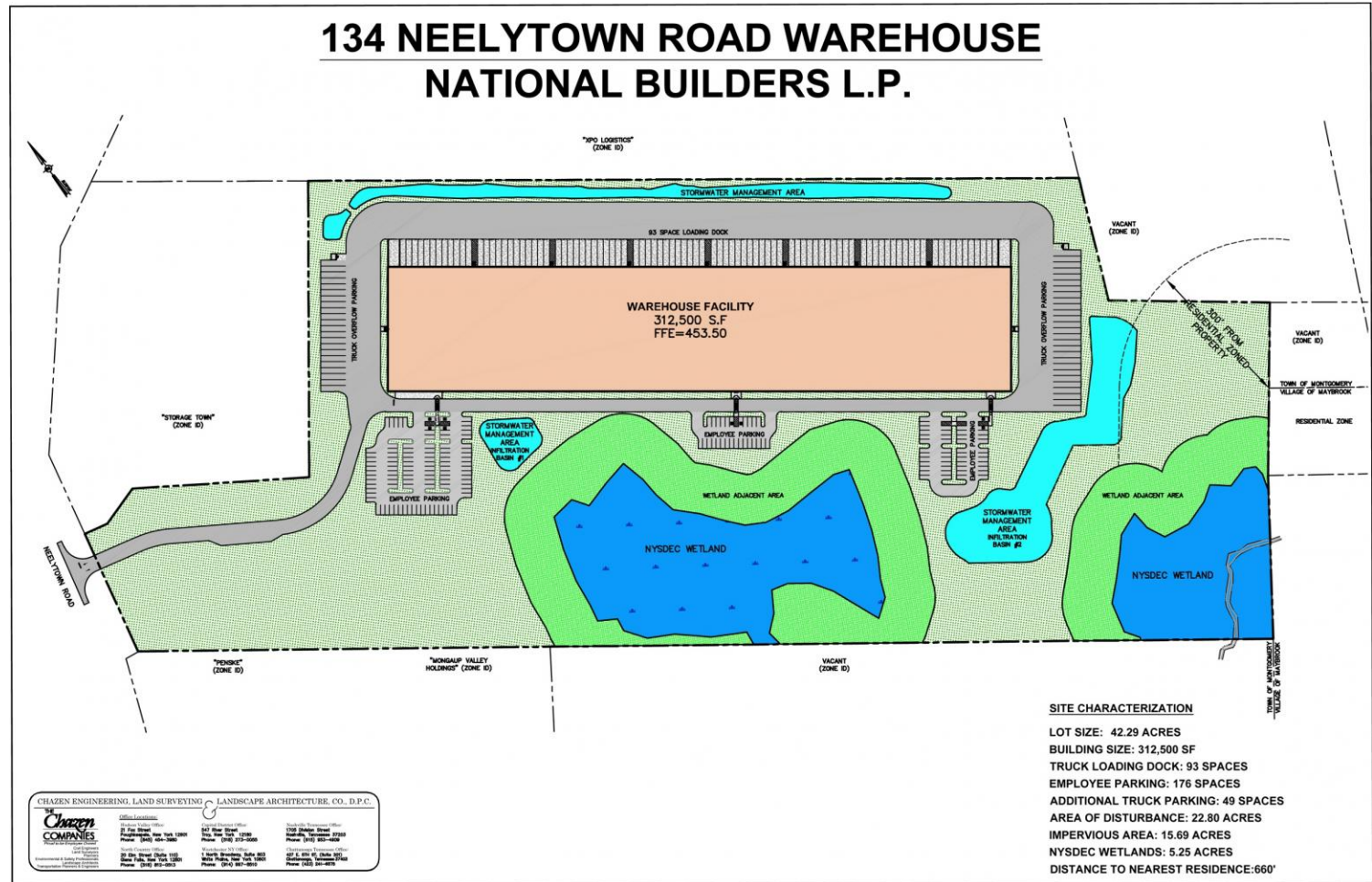


## Details

- Located directly off Exit 5 of Interstate 84.
- 7.5 miles to interstate I-87 (New York State Thruway).
- 1.5 hours to Midtown Manhattan.
- Ideal road network for distribution centers.
- Distribution centers neighbors: Fed/Ex Ground, Home Depot, XPO Logistics, Staples, UNFI, Do It Best, Cardinal Health and C&S Wholesale Grocers.

## Space Available

Building 1: 312,500 sf

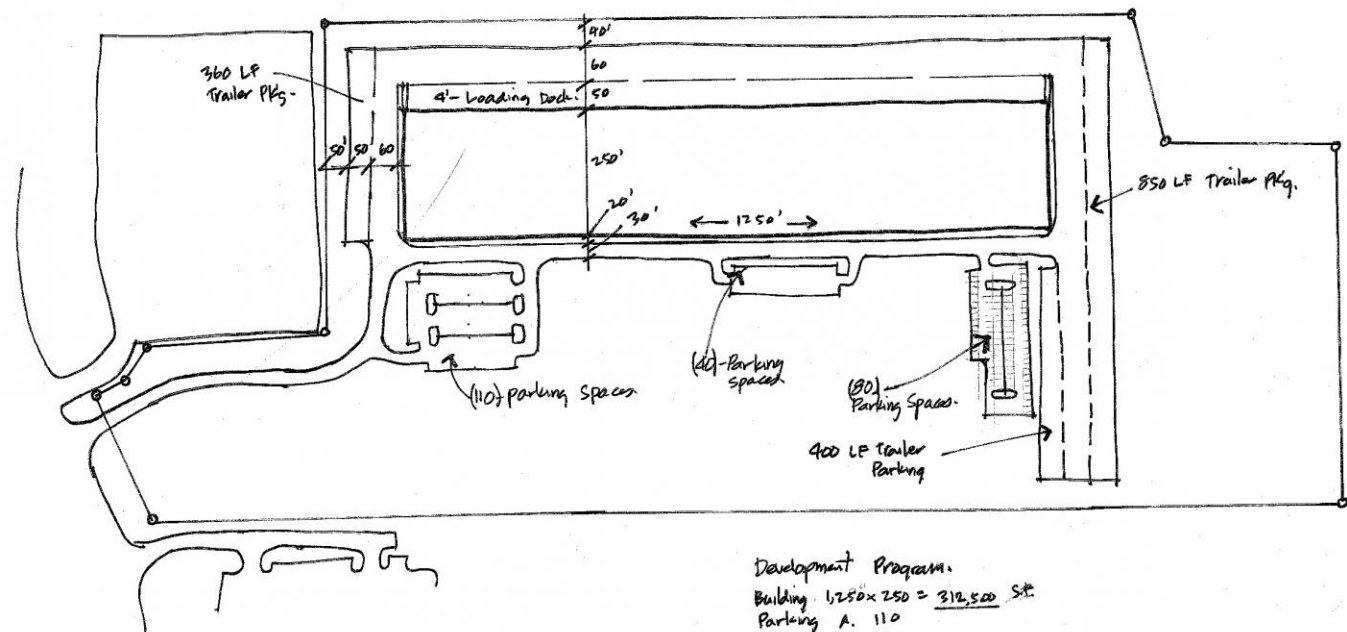


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## Space Available

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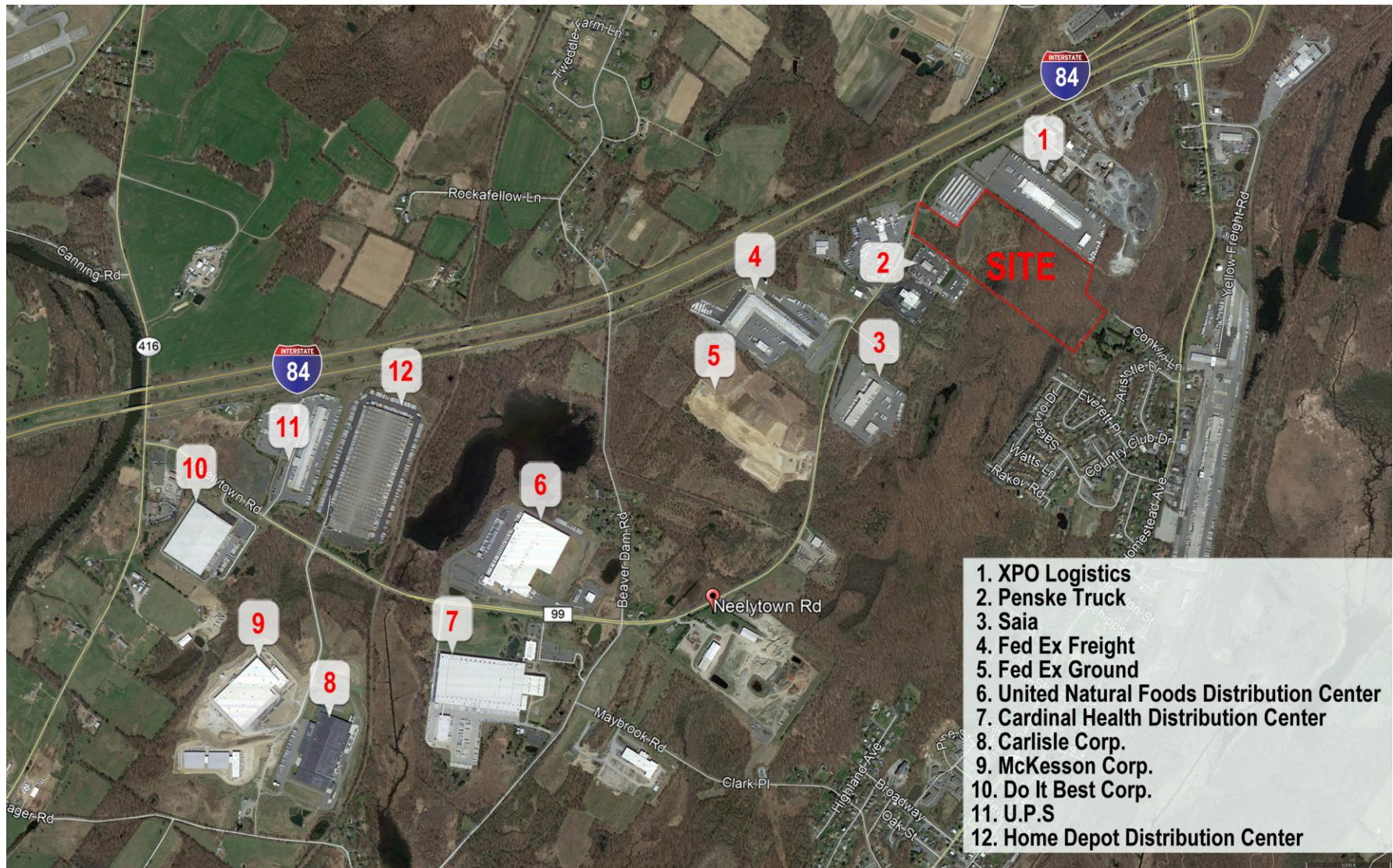


Development Program.  
Building:  $1,250 \times 250 = 312,500$  SF.  
Parking A. 110  
B. 40  
C. 80  
Total. 230.  
Loading - 1,250 LF.  
Trailer Pkg. - 1,610 LF.



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## Leasing Contacts



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