



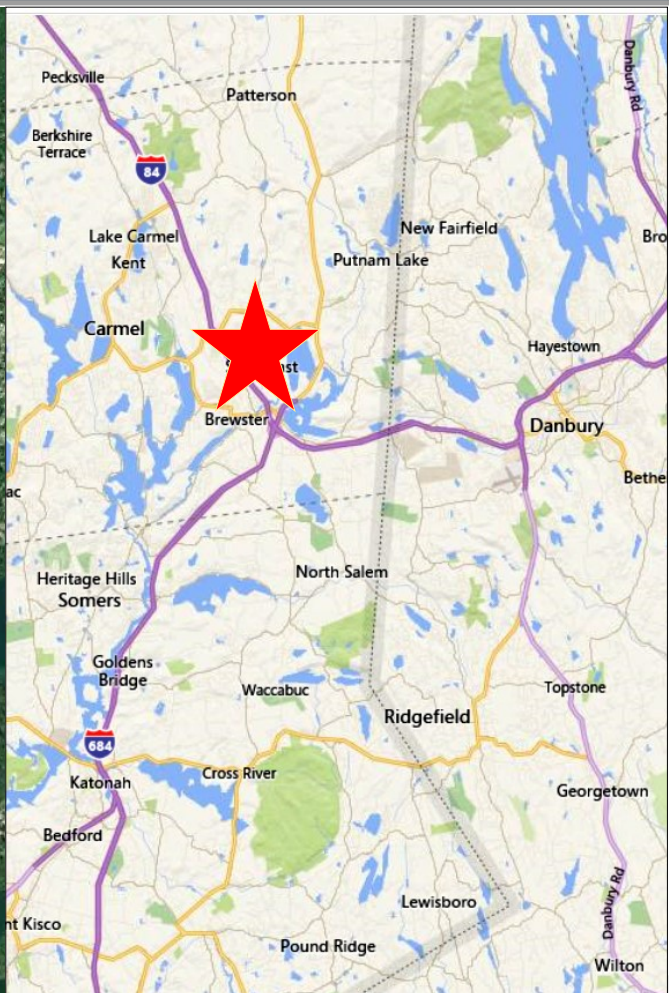
# 50 Acre Land Development Water/Sewer/Gas Warehouse/Distribution/Site

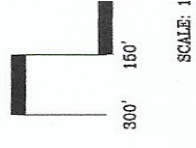
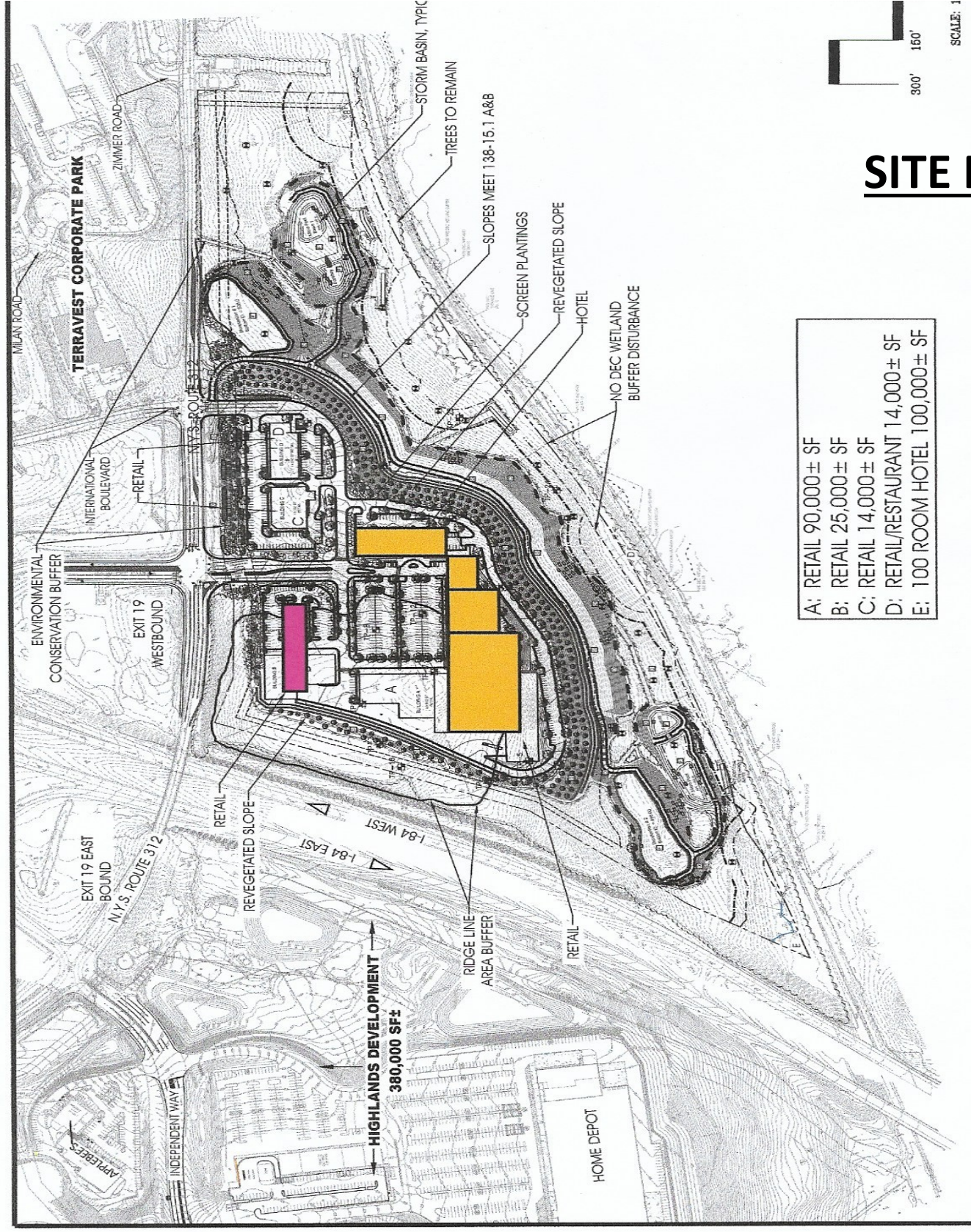


## 295 Route 312—Brewster, NY

50 Acre Site at Cloverleaf Intersection. Over 480' Frontage along Rt. 312 & High Visibility from I-84. Current approval for Hotel/Retail development of 243,000 sq. ft. This location can also be ideal for Distribution Centers, Warehouse and Industrial Facilities. Access is directly off the I-84 exit. On the borders of Westchester County/Connecticut, only 2 miles to the I-84/I-684 Intersection and about 25 minutes to both Newburgh Airport and Westchester County Airport. Close to Metro – North Commuter Railroad, existing retail, office parks, warehouse centers and More. Plans for future development along this corridor are already in place.

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SCALE: 1

# SITE PLAN

- A: RETAIL 90,000 ± SF
- B: RETAIL 25,000 ± SF
- C: RETAIL 14,000 ± SF
- D: RETAIL/RESTAURANT 14,000 ± SF
- E: 100 ROOM HOTEL 100,000 ± SF