

*Approvals in place for  
next phase of Triumph,  
including **174,000 SF**  
and **273,900 SF**  
industrial buildings!!*



# TRIUMPH

## BUSINESS CENTER

GROSSET DRIVE • KIRKWOOD, NY 13795



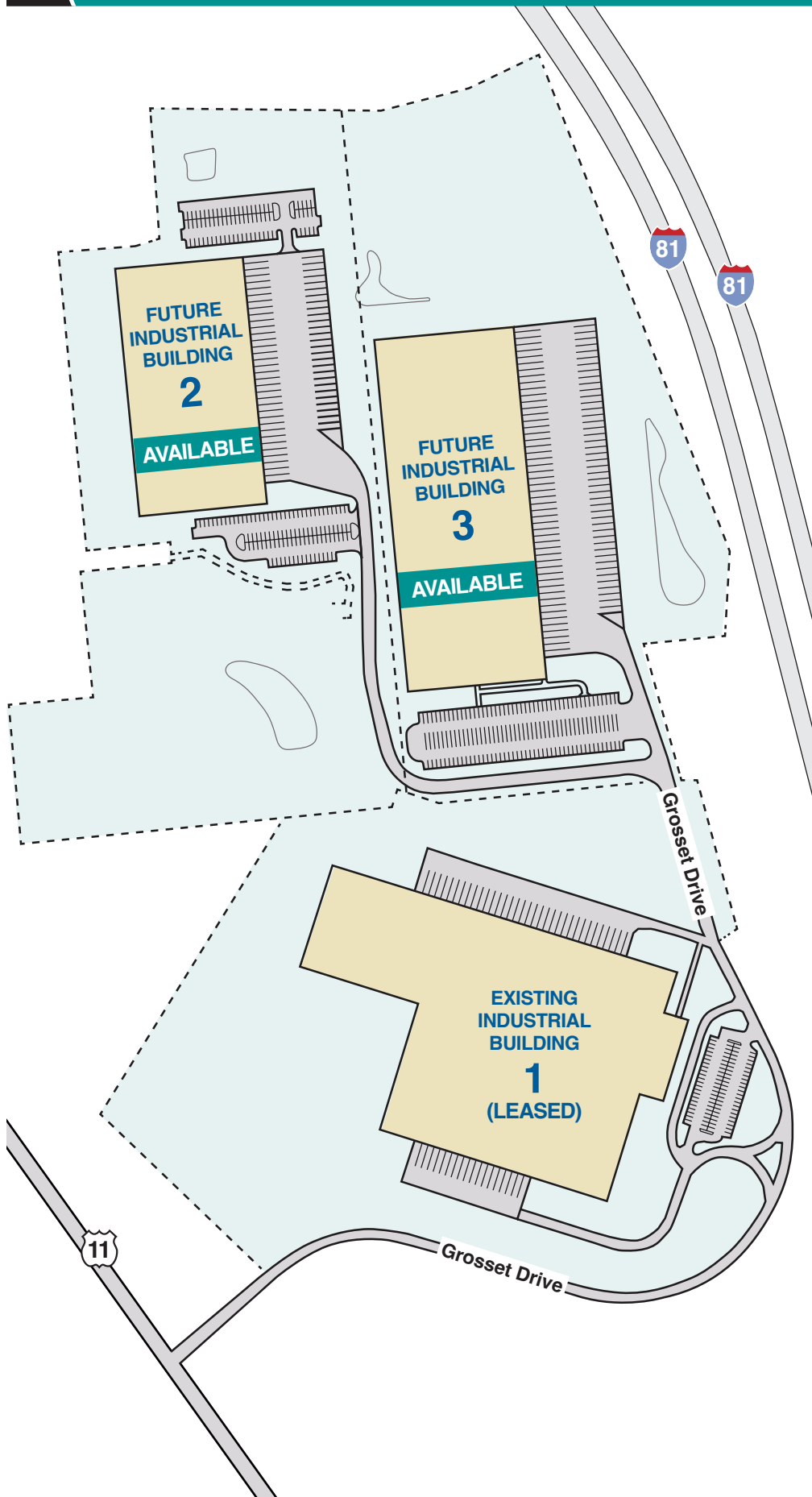
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Equilibrium Equities, Inc.  
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## LOCATION

Triumph Business Center is a 91-acre industrial park strategically located in metropolitan Binghamton, NY, near the crossroads of three primary distribution routes in the Southern Tier of New York, and boasts over 2,300 feet of prime frontage on Interstate 81. This desirable location for major distribution and manufacturing operations is within 300 miles of most major markets in the Northeast and Mid-Atlantic regions.

## ACCESS

Triumph offers excellent transportation links, being in close proximity to interchanges for multiple interstate highways including I-81 (4 mi), I-86 (5 mi), and I-88 (8 mi). These routes take products to New England, Mid-Atlantic, Midwest and Southern states. The area is ideally situated with a drive of around 1-hour to Northeastern Pennsylvania and Syracuse, NY, 2-hours to Lehigh Valley, PA and Albany, NY, and 3-hours to Philadelphia and New York City, the second largest population in the US. The Canadian markets of Ottawa, Toronto and Montreal are all within a 4-5 hour drive.

## DESIGN

Triumph is comprised of 3 lots with an existing, occupied multi-tenant building of 448,000 square feet and two approved future industrial buildings of 174,000 square feet and 273,900 square feet. Building designs include features expected in state-of-the-art Class-A industrial buildings and include concrete construction, ESFR sprinkler systems, and generous truck courts and car parking.



# OUTLINE SPECIFICATIONS



<b>Building Sizes:</b>	Building 2: 174,000 sf on 27 ac Building 3: 273,900 sf on 25 ac
<b>Zoning:</b>	I-D (Industrial Development), Town of Kirkwood, NY. Permits warehousing, light manufacturing, fabricating, assembly and various light industrial uses.
<b>Clear Height:</b>	36-foot minimum clear height
<b>Concrete Slab:</b>	7" thick, 4,000 psi on 6" stone sub-base
<b>Floor Flatness:</b>	Floor to meet the ACI requirements of FF 50 / FL 35. Minimum local FF of 33 and FL of 23.
<b>Roof System:</b>	TPO 60 Induction Welded Roof System over two layers of insulation for a total of 5.25" of polyisocyanurate insulation (R-30±).
<b>Fire Protection:</b>	Early Suppression-Fast Response (ESFR)
<b>Truck Court:</b>	130' deep with 60' reinforced concrete apron (8" thick) plus 60' deep trailer storage along court
<b>Loading Dock:</b>	45,000 lb mechanical dock levelers, 9' x 10' overhead doors, bumpers, seals and dock lights
<b>Drive-In Ramps:</b>	Drive-in ramps with 14' x 16' overhead doors
<b>Building Exterior:</b>	Painted concrete panels
<b>Warehouse Heat:</b>	Roof-mounted direct gas-fired heaters with summer ventilation and night setback features
<b>Warehouse Lighting:</b>	LED fixtures designed for an open array, 50 fc in warehouse, manufacturing, and production areas, at 36" above finished floor
<b>Office Area:</b>	Upgraded office entrances and utility services along front for flexibility in construction of office area to tenant's individual requirements
<b>Electrical:</b>	Each building served with 480/277 volt, 3-phase with additional panels as required for distribution
<b>Utilities:</b>	Electric, gas, public water/sewer

**Convenient access to Interstate 81 and 86 and SR 10**



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