



# CRAIGVILLE LOGISTICS

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

AVION 





# STRATEGIC LOCATION

## LOCAL LOCATIONS

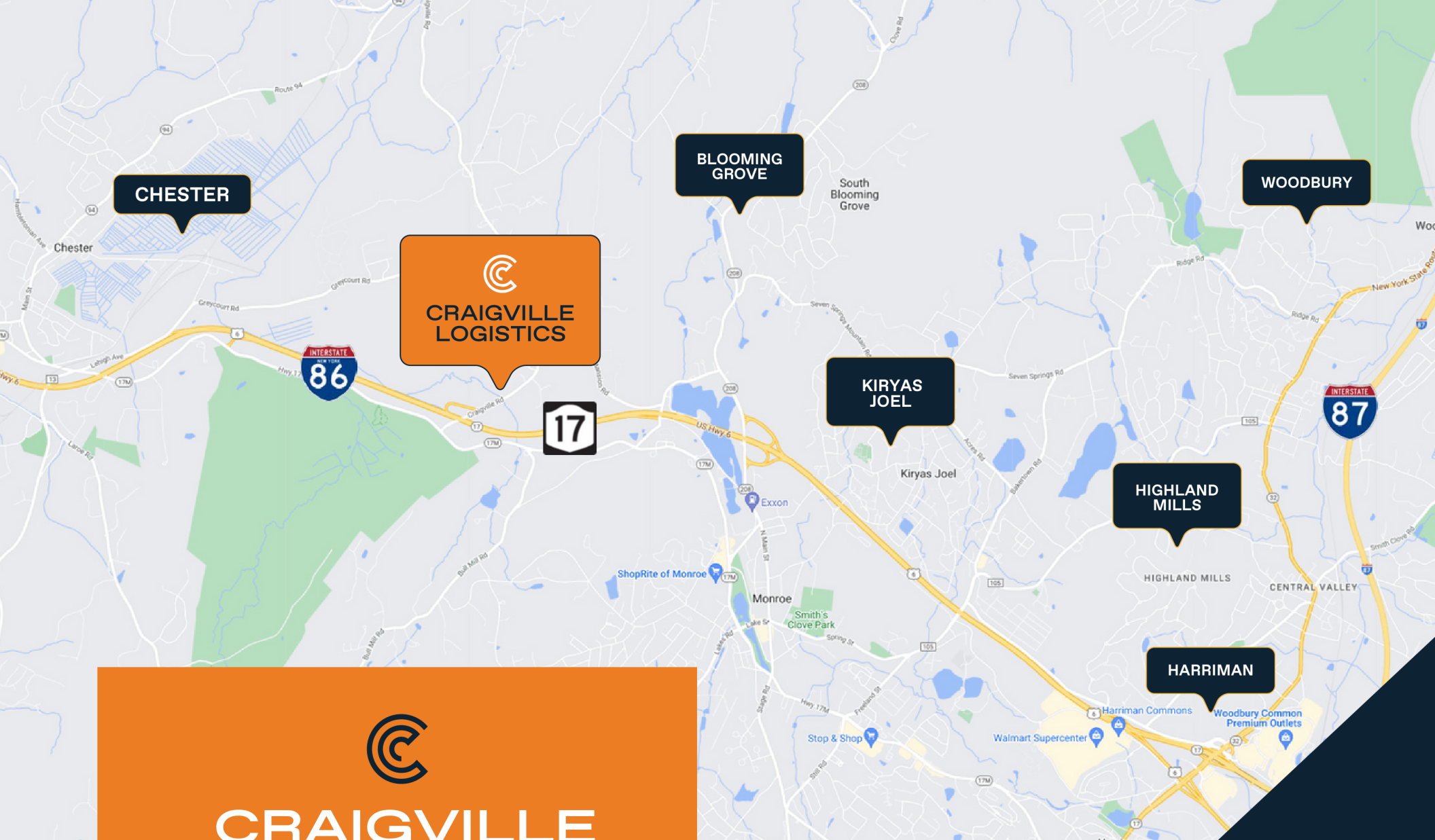
- Chester
- Harriman
- Highland Mills
- Harriman
- South Blooming Grove
- Woodbury

## 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**

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

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# BUILD TO SUIT



## PROPERTY LAND SPECS

201 ACRES PROPERTY

→ <b>Building</b>	562,450 SQ FT	→ <b>Loading</b>	88 Docks	→ <b>HVAC</b>	Warehouse heating Offices heating and cooling
→ <b>Ceiling Height</b>	38' - 40' clear	→ <b>Drive-in</b>	7 Drive ins	→ <b>Water-Sewer</b>	Well - Septic
→ <b>Office Space</b>	36,256 + 10,306 for trucker's lounge	→ <b>Car Parking</b>	336 vehicle parking + 14 ADA spaces	→ <b>Sprinkler</b>	Yes
→ <b>Column Spaces</b>	48'4" x 56'8"	→ <b>Trailer Parking</b>	84 Truck Loading Dock spaces + 66 Truck Loading Berths	→ <b>Warehouse space</b>	515,888 SF
→ <b>Floor Slab</b>	Concrete 6"				

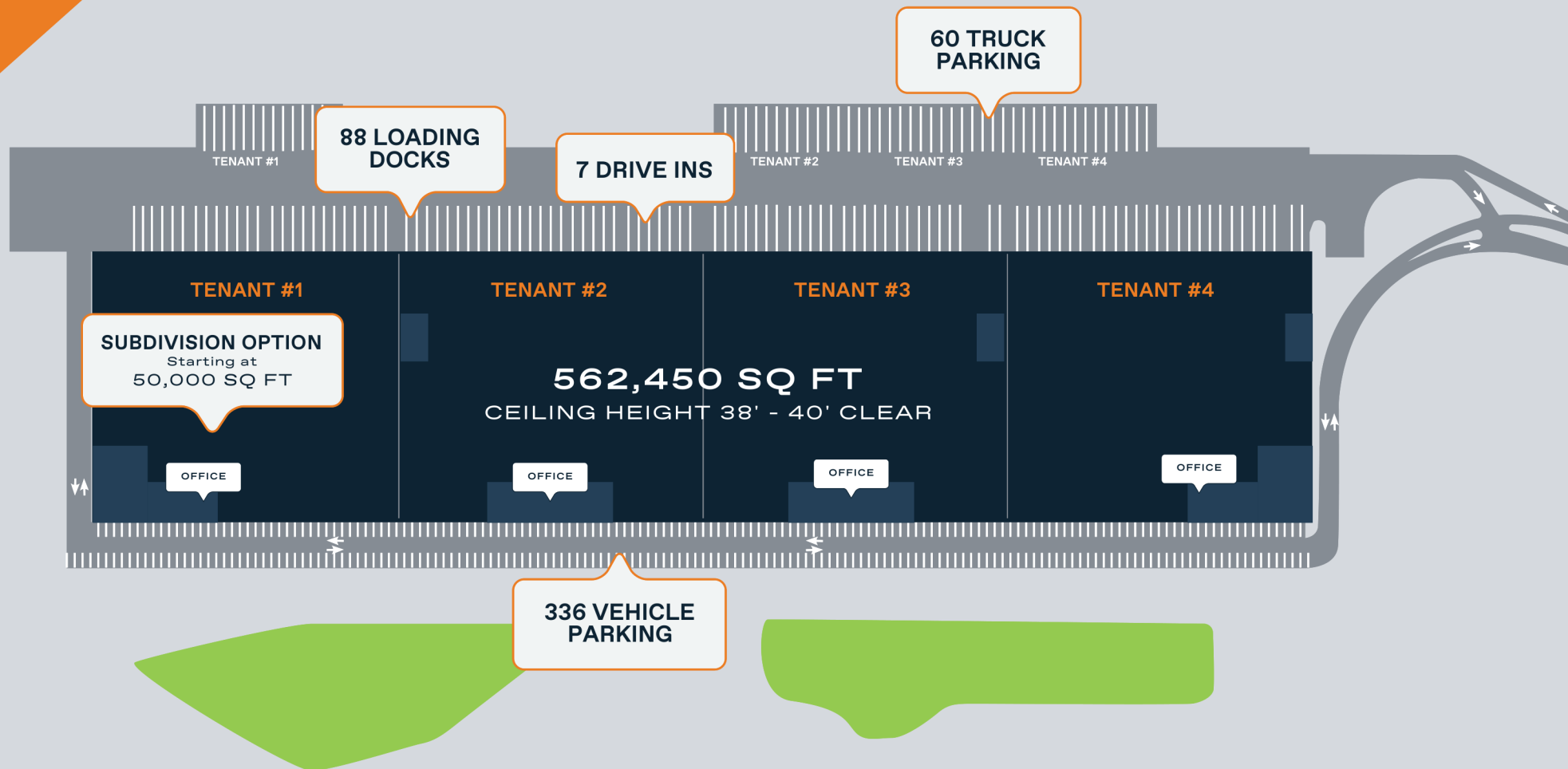
201 ACRES

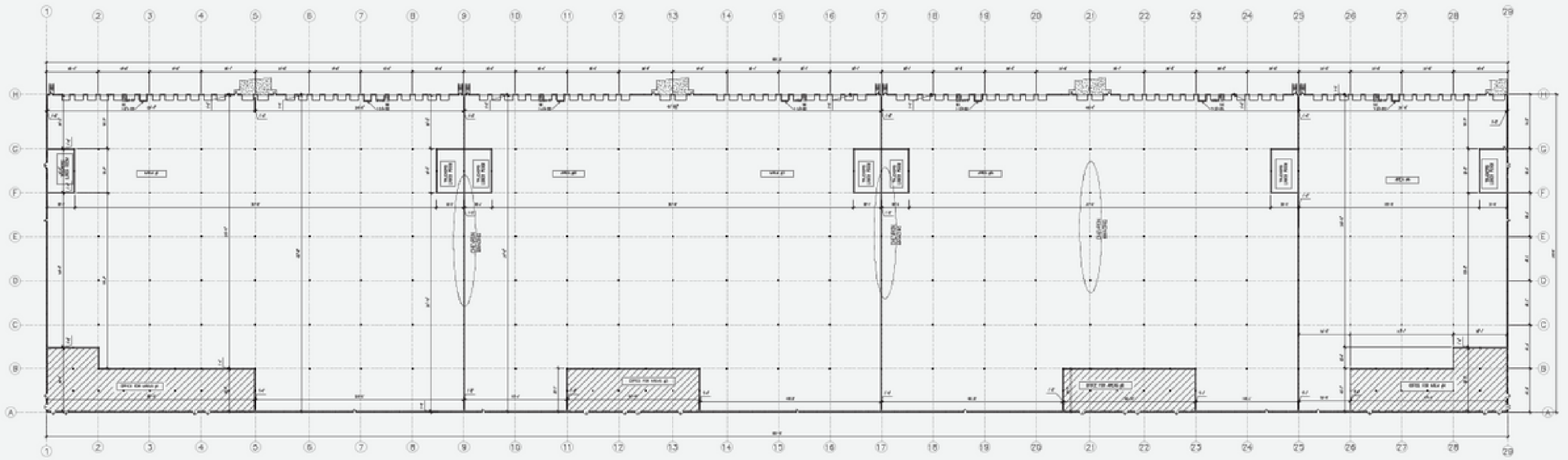


# SITE PLAN

 CRAIGVILLE LOGISTICS

# SITE PLAN





1 OVERALL FLOOR PLAN  
SCALE LESS THAN 1/32" = 1'-0"

**SQUARE FOOTAGE**

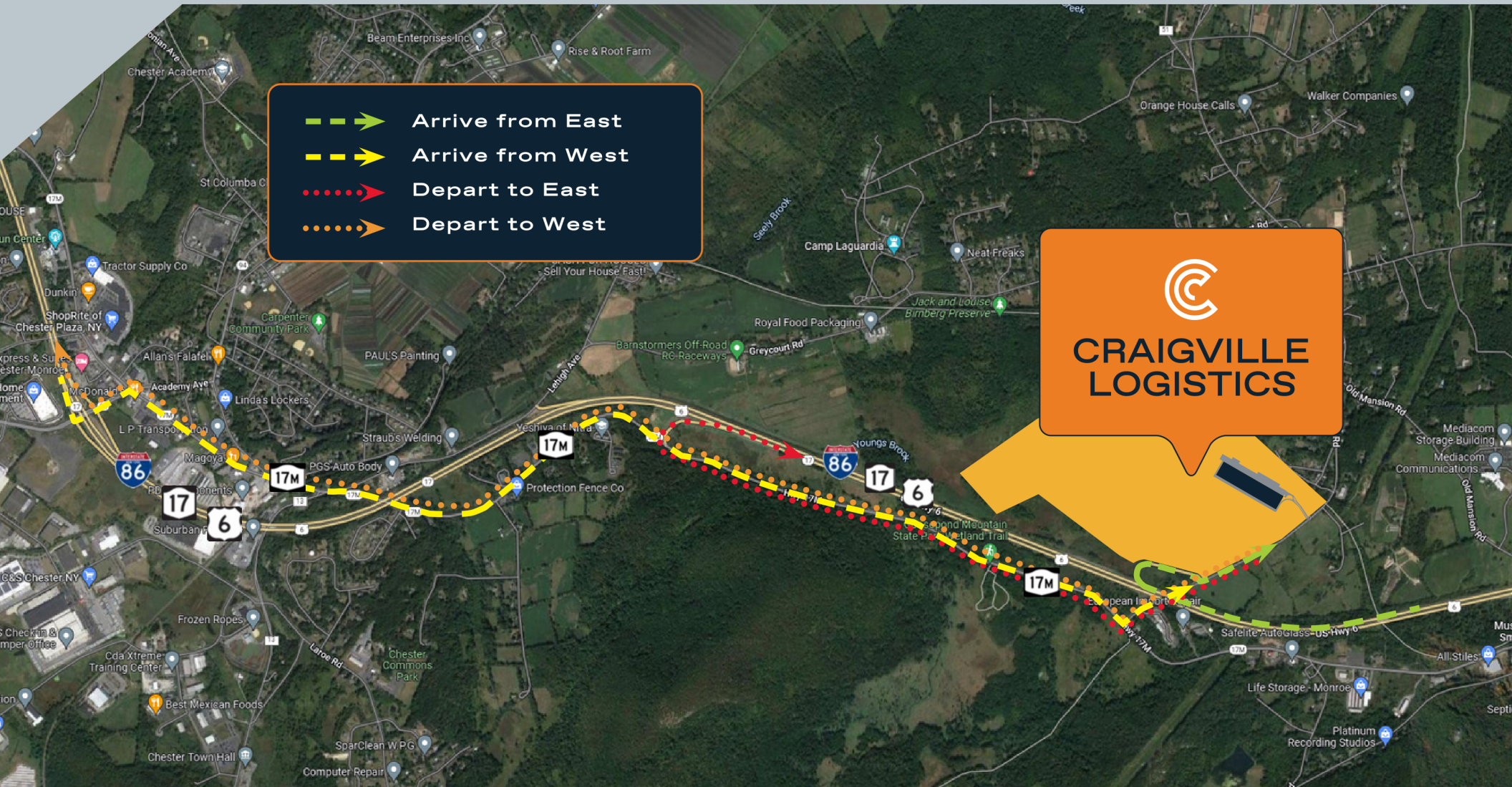
AREA #1	145,204 S.F.
TRUCKERS LUNCH ROOM	2,800 S.F.
OFFICE FOR AREA #1	12,413 S.F.
AREA #2	152,873 S.F.
TRUCKERS LUNCH ROOM	2,800 S.F.
OFFICE FOR AREA #2	7,222 S.F.
AREA #3	152,873 S.F.
TRUCKERS LUNCH ROOM	2,800 S.F.
OFFICE FOR AREA #3	7,222 S.F.
AREA #4	88,174 S.F.
TRUCKERS LUNCH ROOM	1,408 S.F.
OFFICE FOR AREA #4	2,128 S.F.
TOTAL OFFICE	32,965 S.F.
TOTAL TRUCKERS	11,808 S.F.
TOTAL WAREHOUSE	513,950 S.F.
TOTAL	658,723 S.F.

**WINDOW AND DOOR SCHEDULE**

QTY.	DESCRIPTION	DIMENSIONS	
		WIDTH	HEIGHT
88	LOADING DOORS	8'-0"	10'-0"
7	DRIVE-INS	12'-0"	10'-0"
	DOOR	3'-0"	8'-0"

# FLOOR PLAN SKETCH





# TRUCK ROUTING EXHIBIT

# STRATEGIC LOCATION



**CRAIGVILLE LOGISTICS**

**MASSACHUSETTS**

**CONNECTICUT**

**NEW YORK**

**PENNSYLVANIA**

**NEW JERSEY**

**NEW YORK**

**MARYLAND**

**DELAWARE**

**MAJOR CITIES**

- NEW YORK CITY** 56 Miles
- PHILADELPHIA** 139 Miles
- BOSTON** 221 Miles

**PORTS/AIRPORTS**

- New York Stewart Int'l Airport**
- Port Newark** 15 Miles
- Newark Liberty Int'l Airport** 60 Miles
- Newark Liberty Int'l Airport** 61 Miles



amazon  
FedEx  
SWF  
NEW YORK STEWART INTERNATIONAL AIRPORT

McKesson  
CardinalHealth  
Mondelēz International  
Staples  
XPO Logistics  
UPS Freight  
UNFI  
NETION FOOD. NETION FUTURE.

  
**CRAIGVILLE LOGISTICS**



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

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