

# 106 ACRES

INDUSTRIAL LAND

## FOR SALE

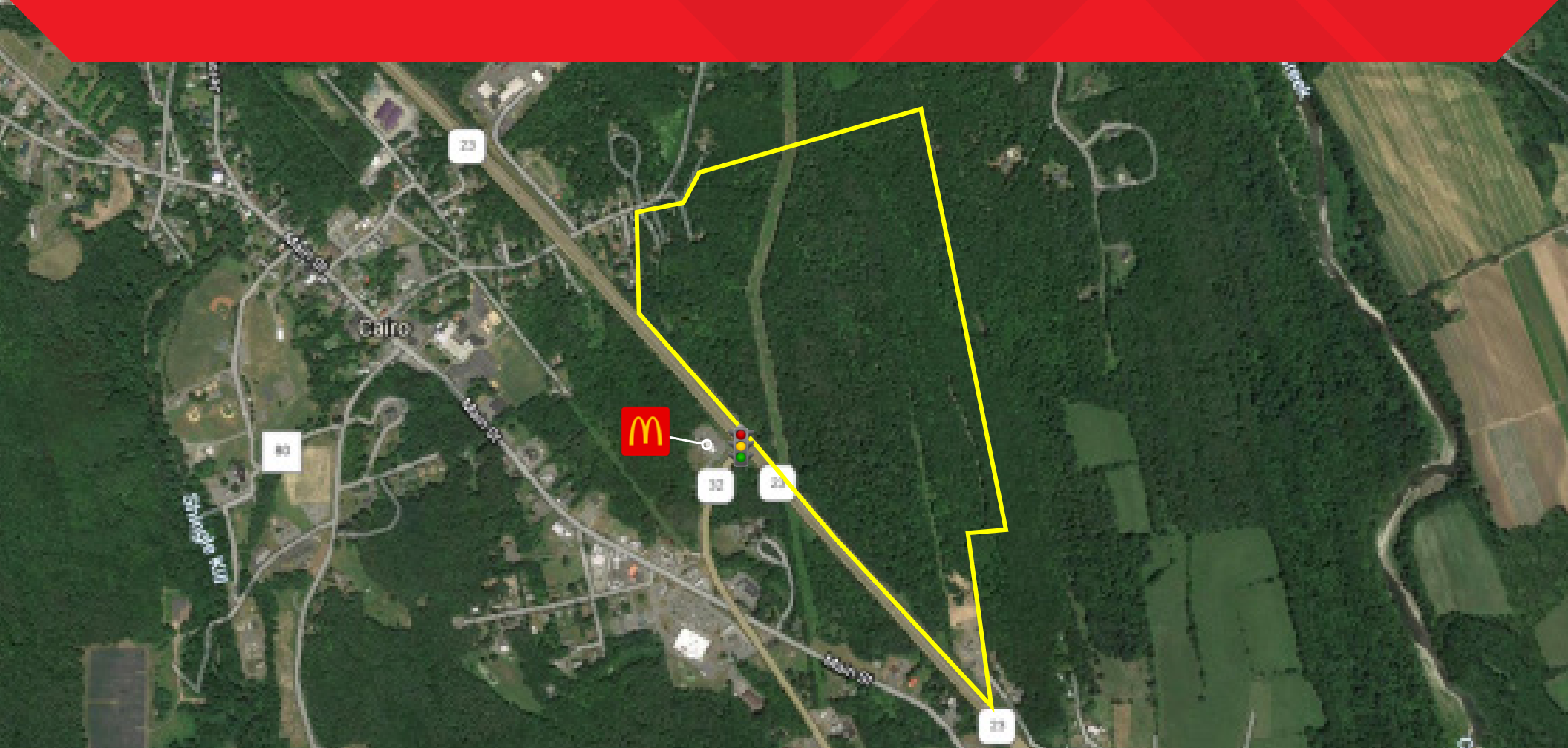
0 NYS ROUTE 23, CAIRO, NY 12413



EXISTING  
SIGNALIZED  
ACCESS



EXTENSIVE SELLER  
PERFORMED  
DUE DILIGENCE  
MATERIAL



**STANDBROKERAGE**  
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**INTRODUCTION:**

## Property Overview

100 plus acres industrially zoned land located along NYS Route 23 halfway between Newburgh and Albany. Seller has acquired ROW access to lighted intersection. Conceptual site plan includes multiple size warehouses ranging in size from 100,000 SF to 1M SF. Owner will subdivide front pad sites for Industrial. Geotechnical report available and wetland due diligence has been completed.

Total Lot Size	106 Acres
Sale Type	Development
Property Type	Land
Zoning	Industrial
Topography	Lightly Sloping Towards Road
Condition	Soil and Rock Overburden
Power	Heavy
Water and Sewer	Municipal



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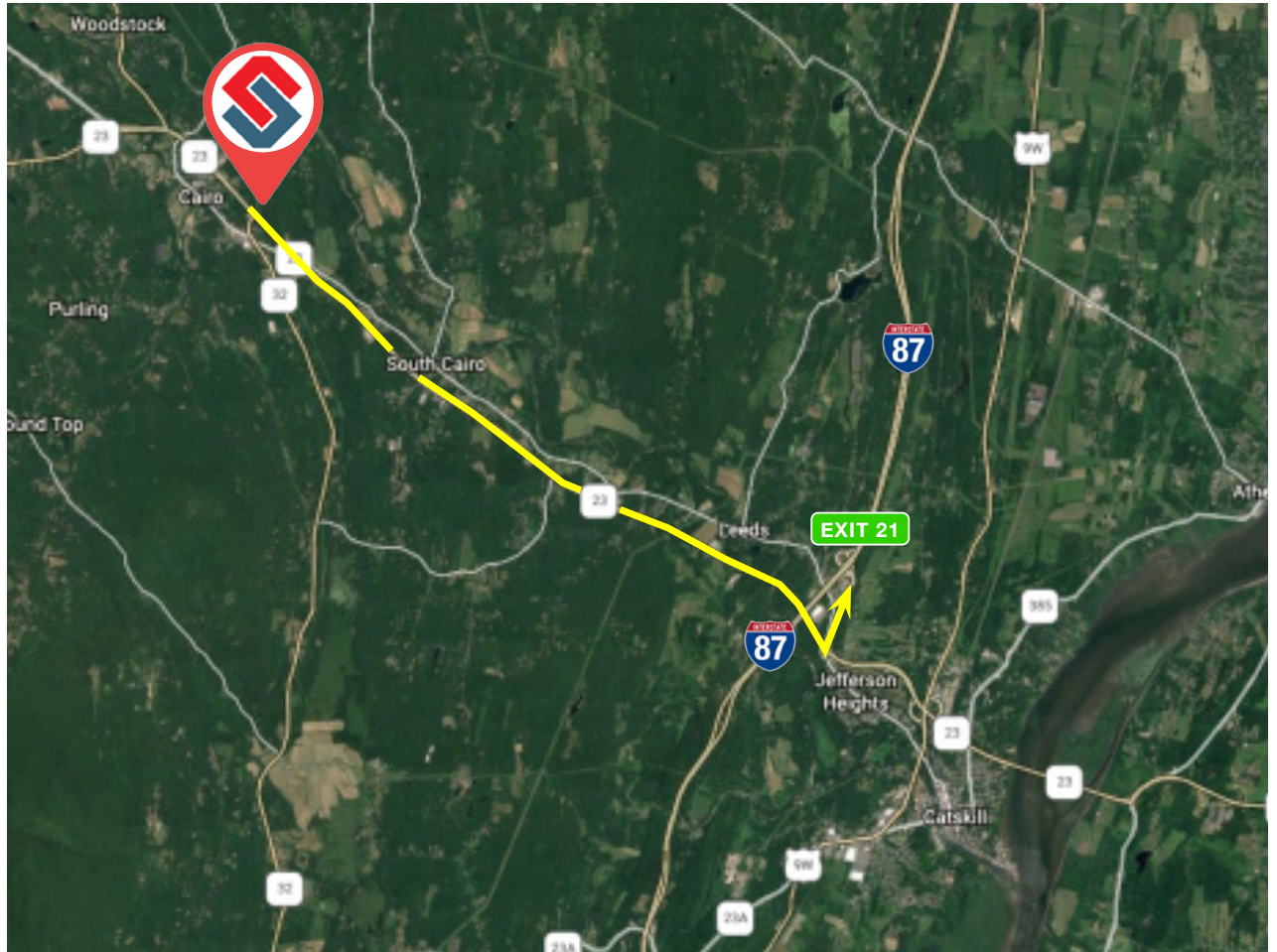


**CONNECTIVITY:**

## Excellent Access

Town, county, and economic development community are supportive towards industrial development.

I-87 (Exit 21)	±7 Miles
Freehold Airport	±6 Miles
Albany International Airport	±41 Miles
Downtown Albany	±39 Miles
Downtown Newburgh	±60 Miles
NYC	±123 Miles



The information contained herein has been given to us by the owner of the property or by other sources we deem reliable; we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.



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