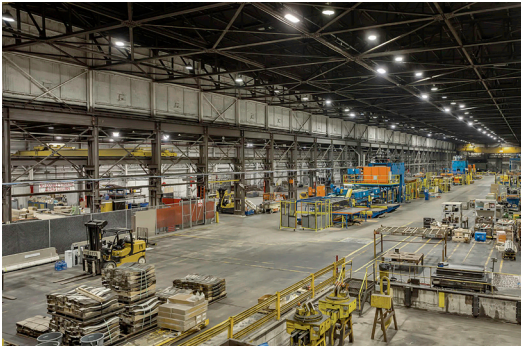


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property!



Exceptional Crane Capacity and Rail-Served Industrial Hub

- **Expansive Space:** 138,000 SF of prime industrial space, perfectly suited for large-scale manufacturing and heavy operations.
- **Superior Clear Height & Facility Access:** 45' clear height, perfect for high-stacking and large equipment. 10 grade-level doors for efficient and heavy-duty operations.
- **Heavy Lifting Capacity:** Four existing cranes with capacities of 10, 15, 45, and 75-tons, providing versatile solutions for diverse material handling needs.
- **Future-Ready Facility:** The facility features 10" thick concrete floors, a full sprinkler system, and a high-capacity, three-phase electrical infrastructure with a primary feed from National Grid, ideal for demanding production needs.
- **Seamless Logistics:** Direct CSX rail access in and out of the building for streamlined shipments.
- **Strategic Location:** Located just off NYS I-290 Exit 1 with exceptional highway access and close proximity to Canadian border crossings – perfect for efficient logistics.
- **High Visibility & Company Branding:** Benefit from outstanding visibility and branding opportunities with over 68,000 vehicles passing daily.
- **Dedicated Office Space:** 4,000 SF of dedicated office space for administrative needs.
- **Expansion Potential:** This property can be combined with the adjacent 175 Ensminger Road building, providing an additional 73,000 SF of warehouse and industrial space for a total of 211,000 SF.