



**AVAILABLE  
FOR LEASE/SALE/  
BUILD-TO-SUIT**

~100,000 TO ~432,000 SF  
ON ~33.65 ACRES

BLACKWOOD INDUSTRIAL PARK  
County Road 41 and 8, Farmington, NY



# NORTHEAST DISTRIBUTION HUB OPPORTUNITY

## BLACKWOOD INDUSTRIAL PARK

Discover an exceptional build-to-suit industrial opportunity in Farmington, New York, offering remarkable flexibility with development potential ranging from ~100,000 to ~432,000 square feet on a generous 33.65-acre parcel. This shovel-ready site provides maximum customization potential, allowing for building specifications tailored precisely to your operational needs.

The property features excellent visibility, all utilities at the curb, and the zoning flexibility necessary for diverse industrial applications including manufacturing, warehousing, distribution, or specialized production facilities.



**~432,000 SF**  
build-to-suit  
new construction



**~100,000 SF**  
divisible to



**ENERGY  
EFFICIENT**  
construction



**~33.65 ACRE**  
land parcel



**32 FOOT**  
clear height



**DOORS**  
loading doors  
for every  
10,000 SF



**LED**  
standard  
lighting



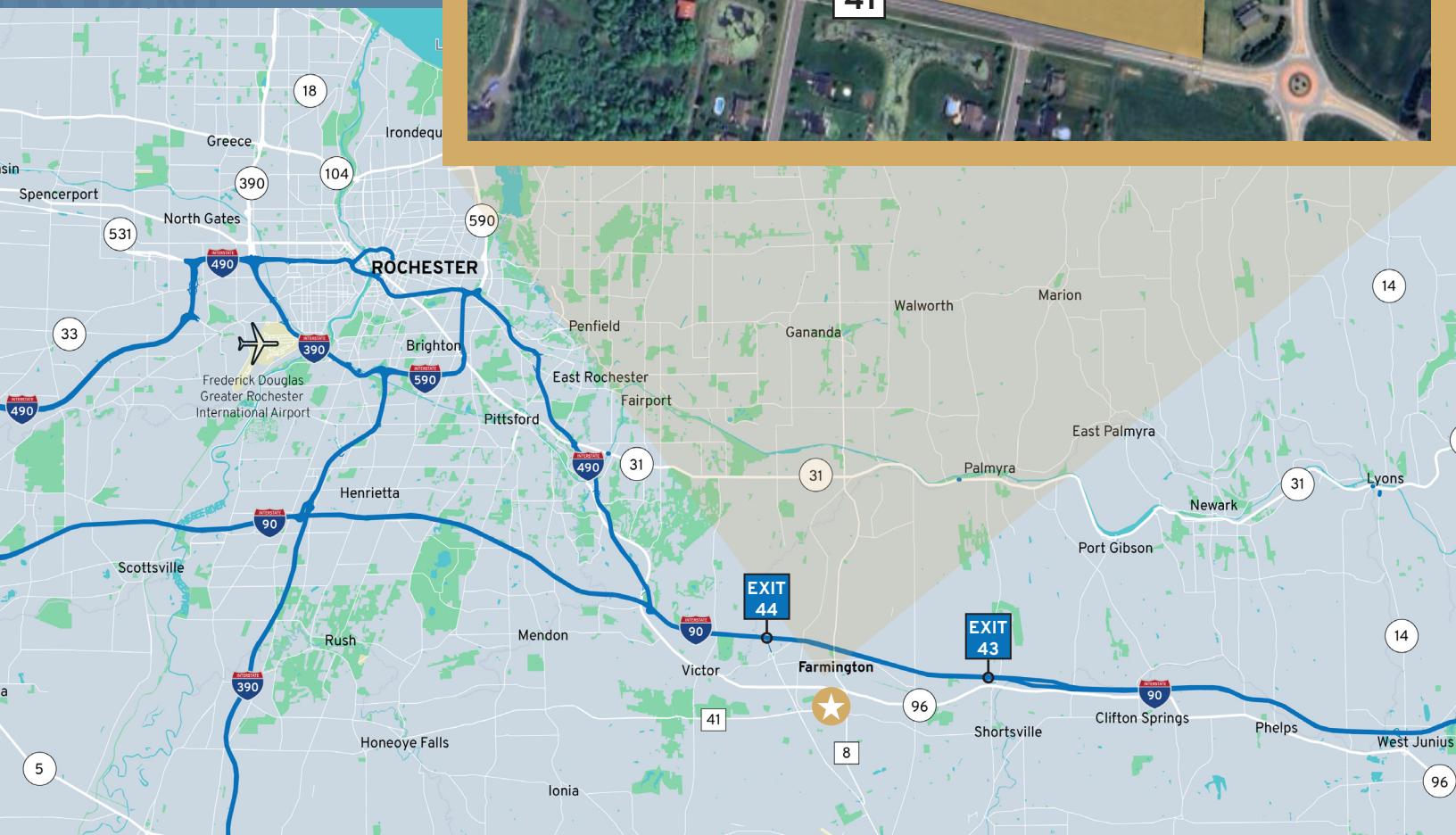
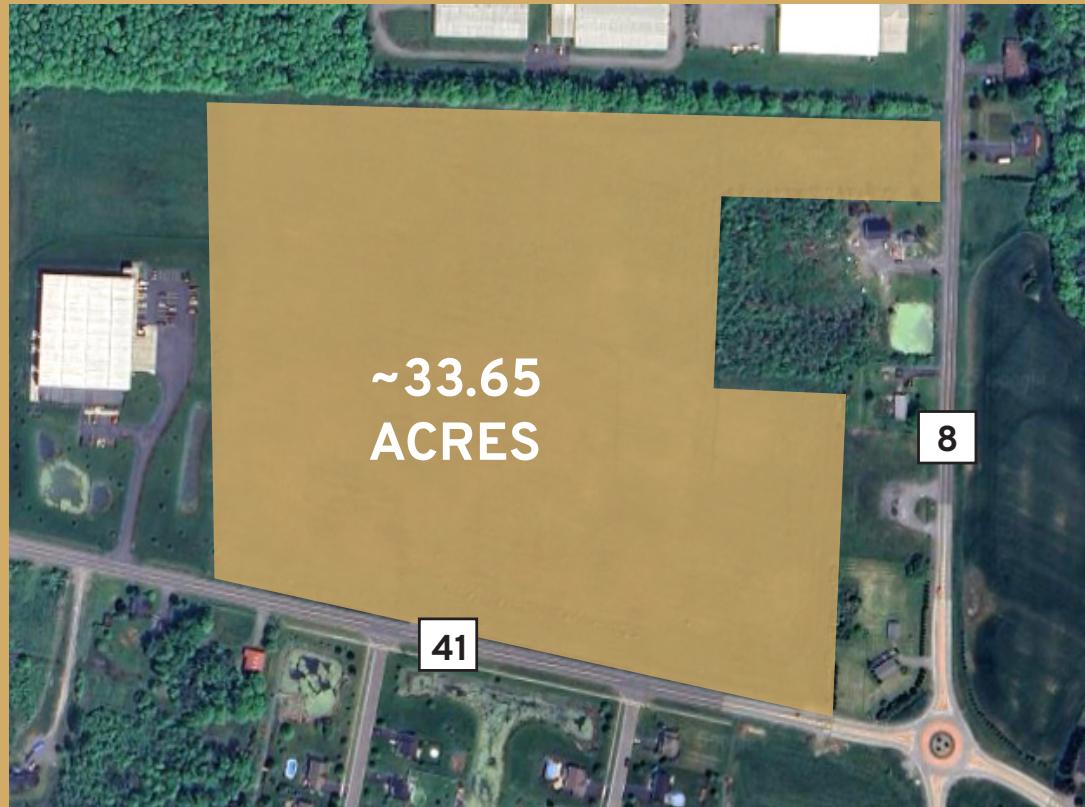
**ESFR**  
fire  
suppression



**UTILITIES**  
4,000 Amps,  
3 Phase, 277-  
480V, Rochester  
gas & electric,  
plus water  
and sewer

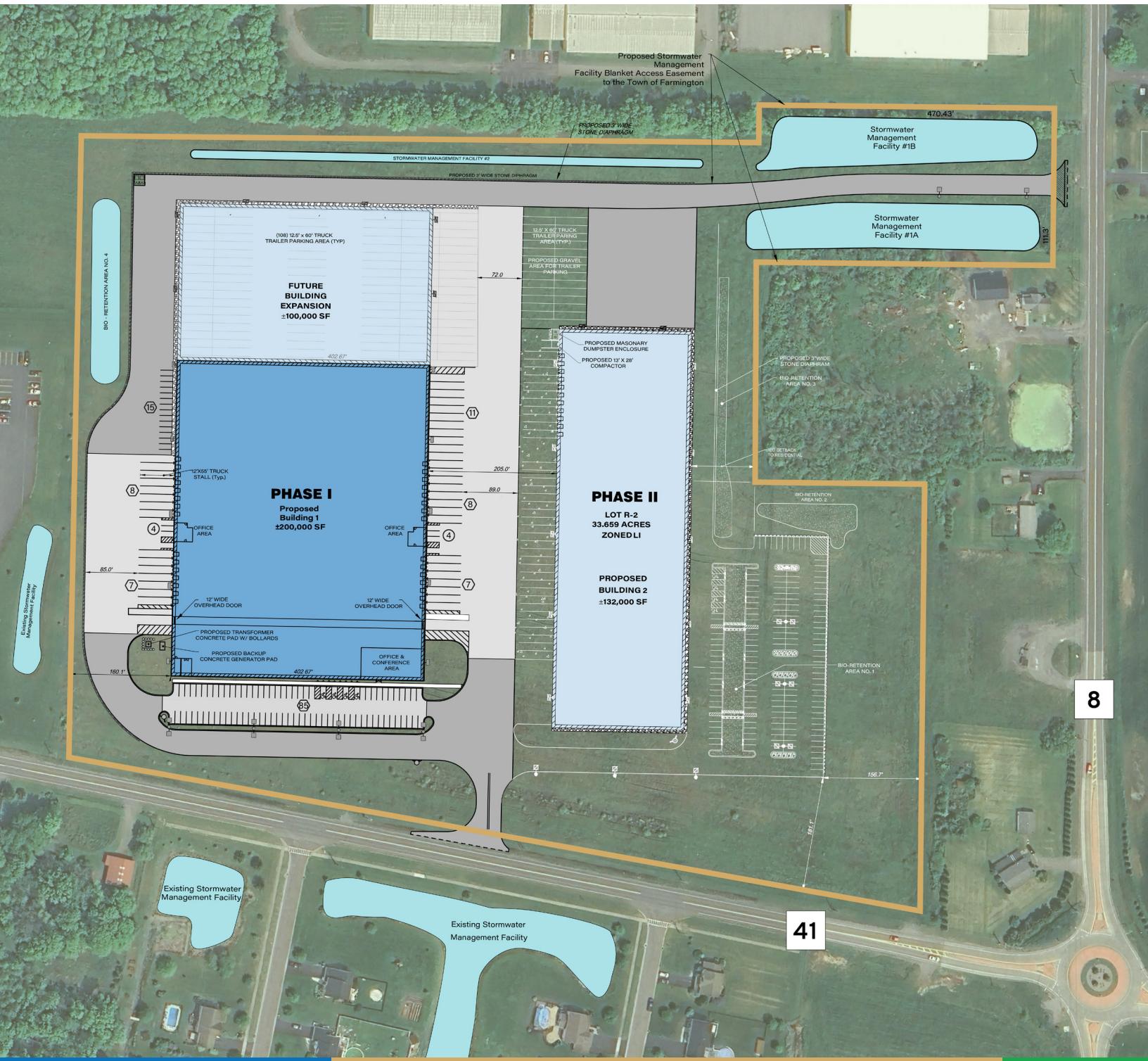
# PRIME I-90 ACCESS

Located just minutes from NYS Thruway (I-90) Exit 44, the site offers seamless east-west connectivity across the state and beyond. Additional access via I-81 and I-390 creates multiple transportation options, enabling efficient distribution throughout the Northeast with Boston, New York City, and Philadelphia all within a day's drive.



# APPROVED BUILDING PLANS

~432,000 SF  
CROSS-DOCK LOGISTICS CENTER



# BUILDING SPECIFICATIONS

## BUILDING 1 (PHASE 1)

**200,000 SF Cross Dock\***

**Office space to suit**

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32' Clear Height

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30 dock-high doors

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Two (2) drive-ins 12' W x 12'H

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11 truck stalls

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Full truck court & trailer parking area

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108 car parking spaces

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Floor thickness: 7" concrete slab

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ESFR sprinkler

## 100,000 SF Expansion\*

**Office space to suit**

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32' Clear Height

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18 dock-high doors

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Two (2) drive-ins 12' W x 12'H

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Floor thickness: 7" concrete slab

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ESFR sprinkler

*\*As approved, ability to customize per tenant specs.*

## BUILDING 2 (PHASE 2)

**Proposed 132,000 SF\***

**Office space to suit**

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32' Clear Height

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30 dock-high doors

---

Two (2) drive-ins 12' W x 12'H

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26 trailer parking

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Full truck court & trailer parking area

---

160 car parking spaces

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Floor thickness: 7" concrete slab

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ESFR sprinkler

## BLACKWOOD INDUSTRIAL PARK INFRASTRUCTURE

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Electric: 4,000 Amps, 3 Phase, 277-480V

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Rochester Gas & Electric

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Natural Gas: Rochester Gas & Electric

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Municipal Water: Town of Farmington

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Municipal Sewer: Town of Farmington

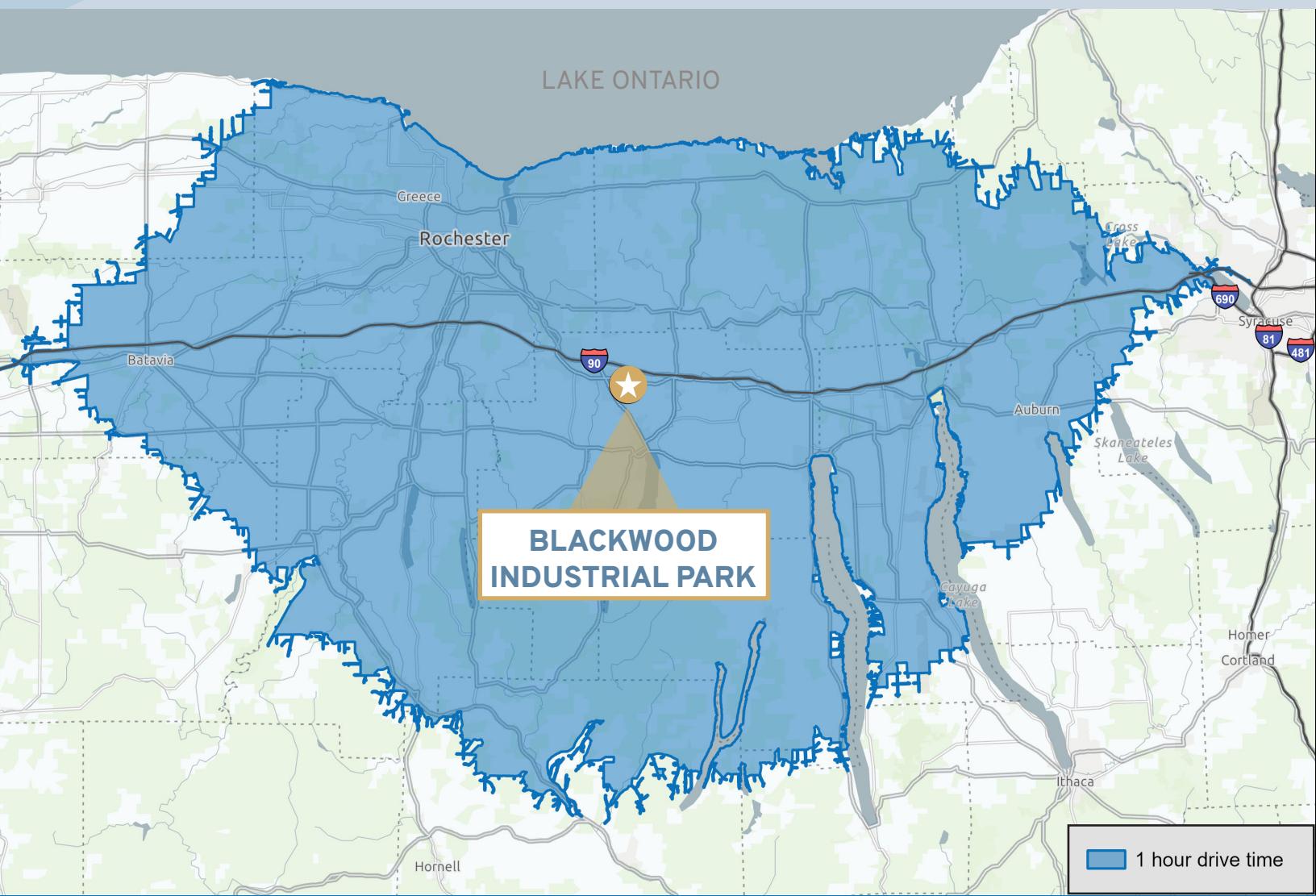
*All infrastructure is located at the curb and available for immediate hook-up*

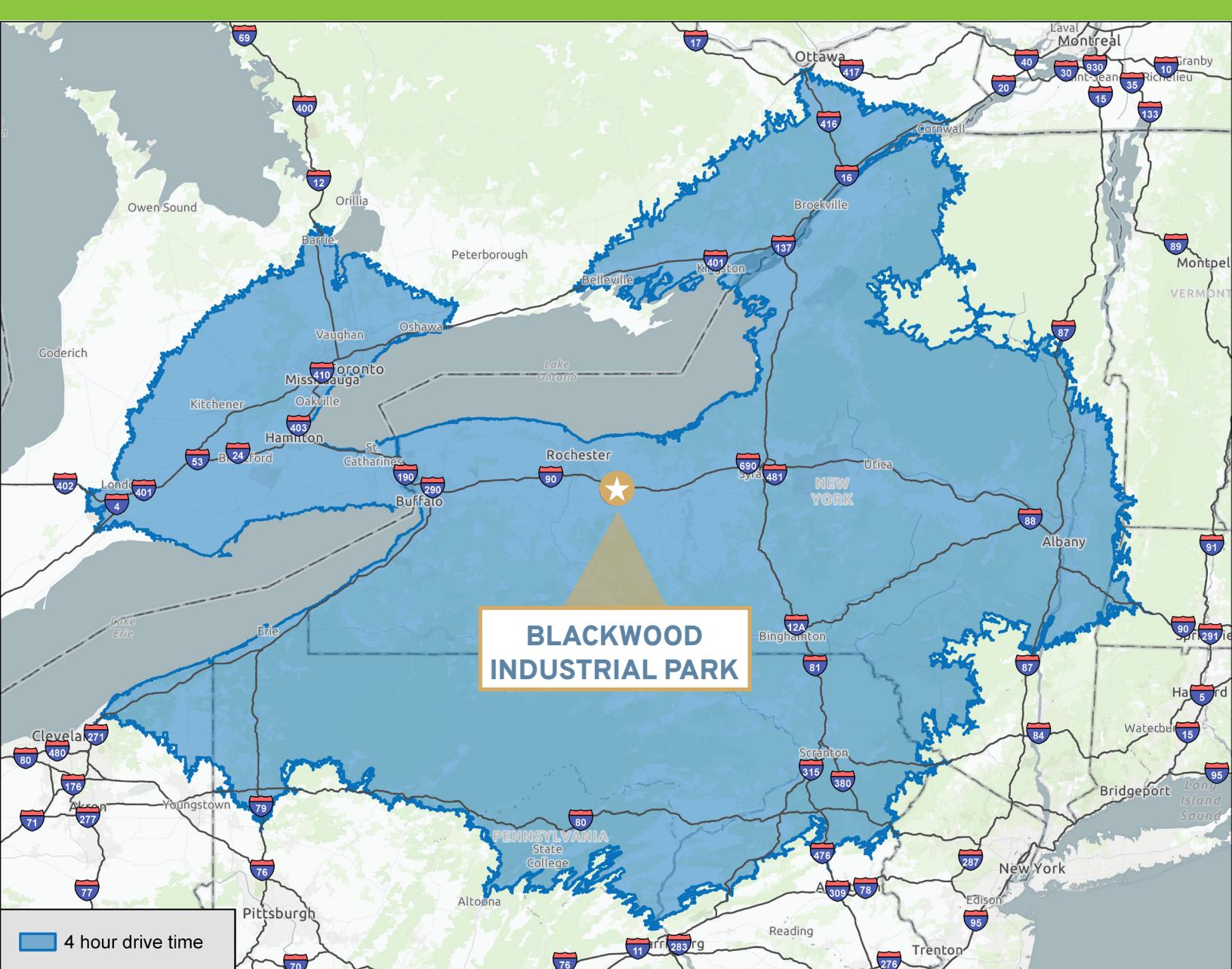


# DUAL ADVANTAGE LOCATION

Accelerate business growth exponentially at the intersection of abundant talent and vast consumer markets

Within an hour's drive exists a talented workforce of 1.2+ million people, backed by top educational institutions and deep manufacturing expertise. Equally impressive, the site reaches approximately 75 million consumers—nearly 30% of North America's purchasing power—within a four-hour drive across the Northeast, Great Lakes, and southern Ontario. This strategic position creates exceptional efficiencies, allowing businesses to optimize both workforce access and distribution capabilities from one ideal location.





## KEY DEMOGRAPHICS

1 hour drive time

**1,203,012**

total population

**622,075**

total labor force

**31,679**

advanced  
manufacturing  
workers

**31,460**

warehouse  
related workers

**19.12%**

blue collar workers

## KEY DRIVE TIMES

Rochester, NY

**30m**

Syracuse, NY

**63m**

Buffalo, NY

**80m**

Toronto, ON, CA

**2.53h**

Scranton, PA

**3.0h**

Cleveland, OH

**4.04h**

Pittsburgh, PA

**4.25h**

New York City

**4.58h**

Boston, MA

**5.36h**



## CONTACT

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