



**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



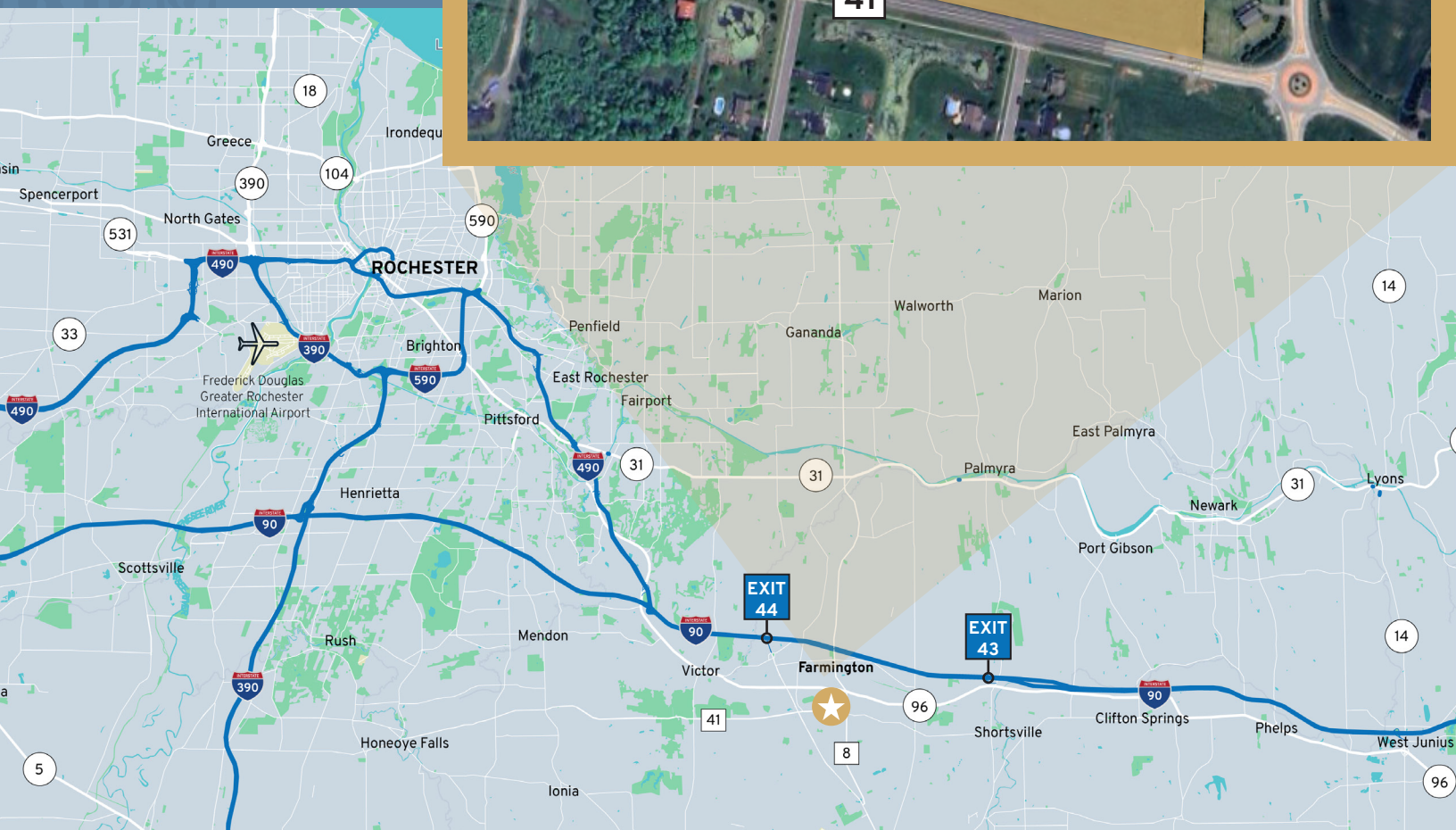
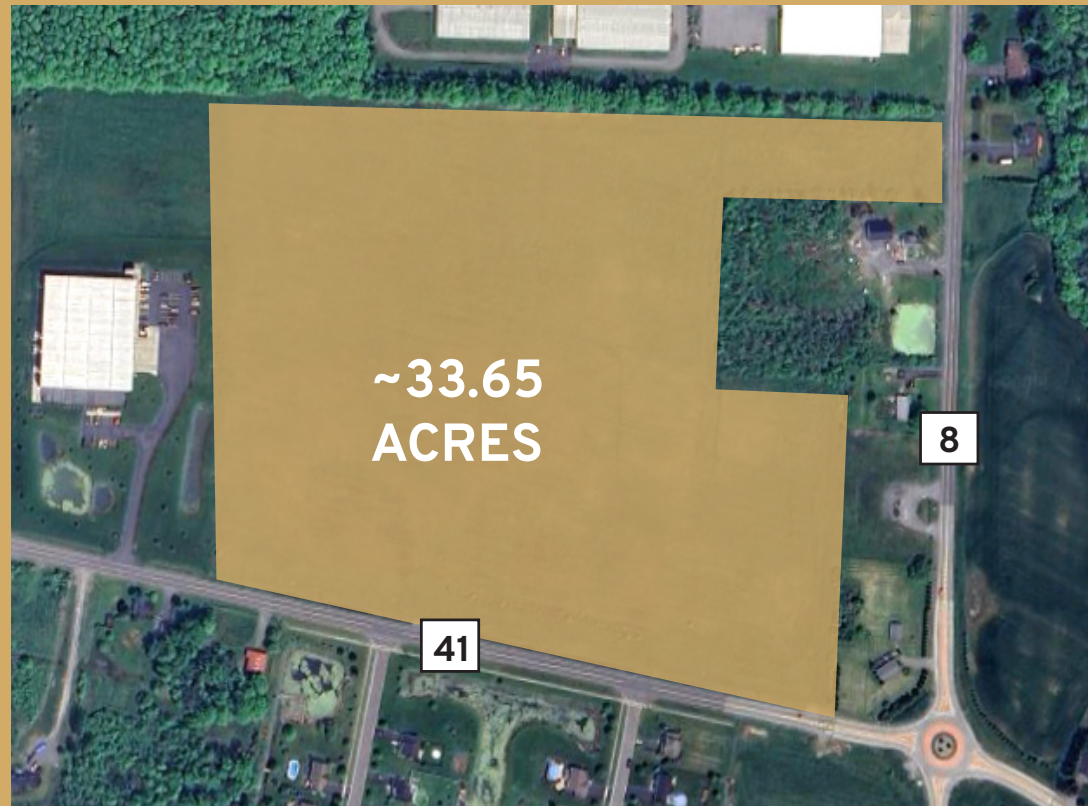
ESFR
fire
suppression



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.



~432,000 SF
CROSS-DOCK LOGISTICS CENTER



BUILDING SPECIFICATIONS

BUILDING 1 (PHASE 1) **200,000 SF Cross Dock*** **Office space to suit**

32' Clear Height

30 dock-high doors

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

11 truck stalls

Full truck court & trailer parking area

108 car parking spaces

Floor thickness: 7" concrete slab

ESFR sprinkler

100,000 SF Expansion* **Office space to suit**

32' Clear Height

18 dock-high doors

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

Floor thickness: 7" concrete slab

ESFR sprinkler

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

BUILDING 2 (PHASE 2) **Proposed 132,000 SF*** **Office space to suit**

32' Clear Height

30 dock-high doors

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

26 trailer parking

Full truck court & trailer parking area

160 car parking spaces

Floor thickness: 7" concrete slab

ESFR sprinkler

BLACKWOOD INDUSTRIAL PARK INFRASTRUCTURE

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

Natural Gas: Rochester Gas & Electric

Municipal Water: Town of Farmington

Municipal Sewer: Town of Farmington

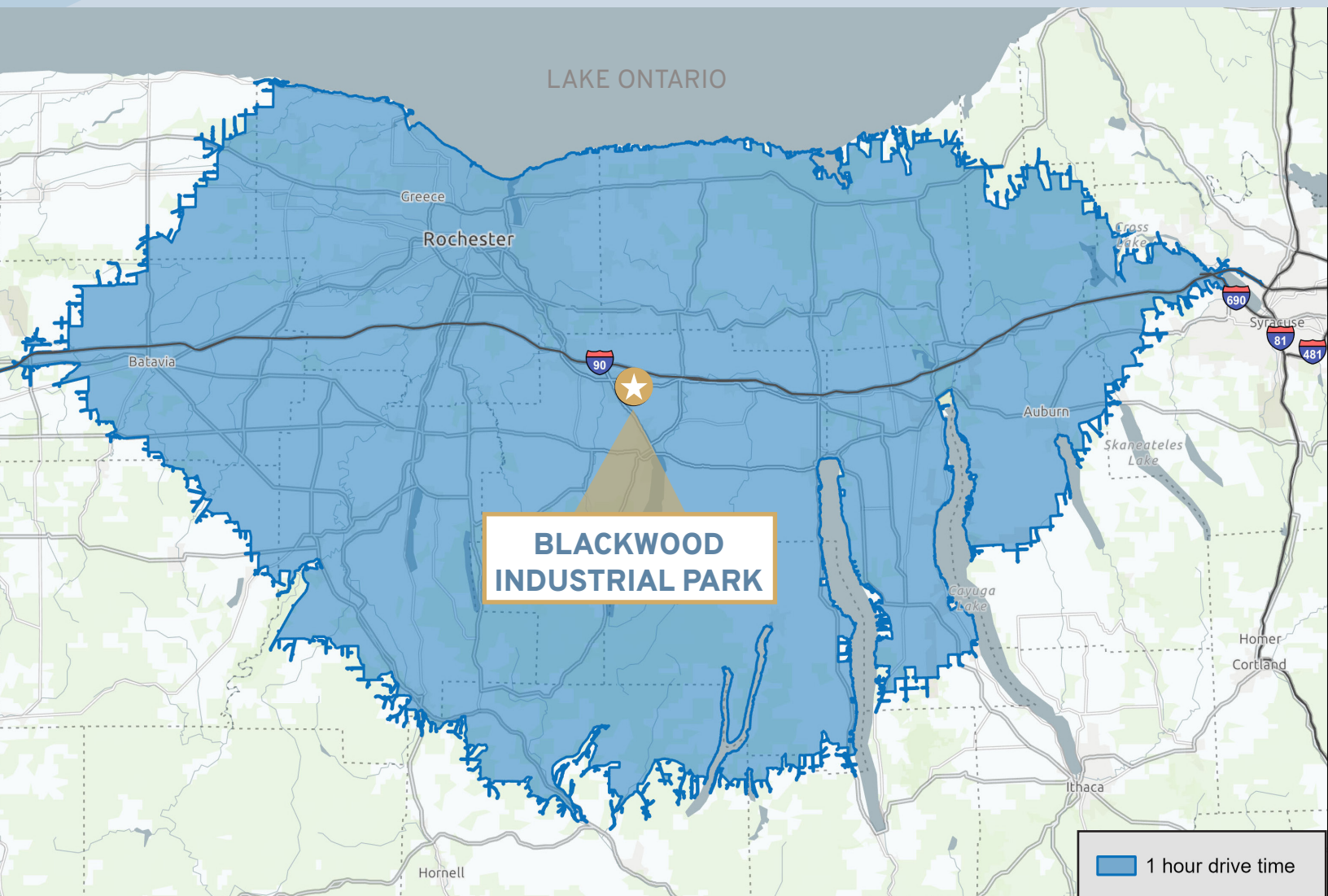
*All infrastructure is located at the curb and
available for immediate hook-up*

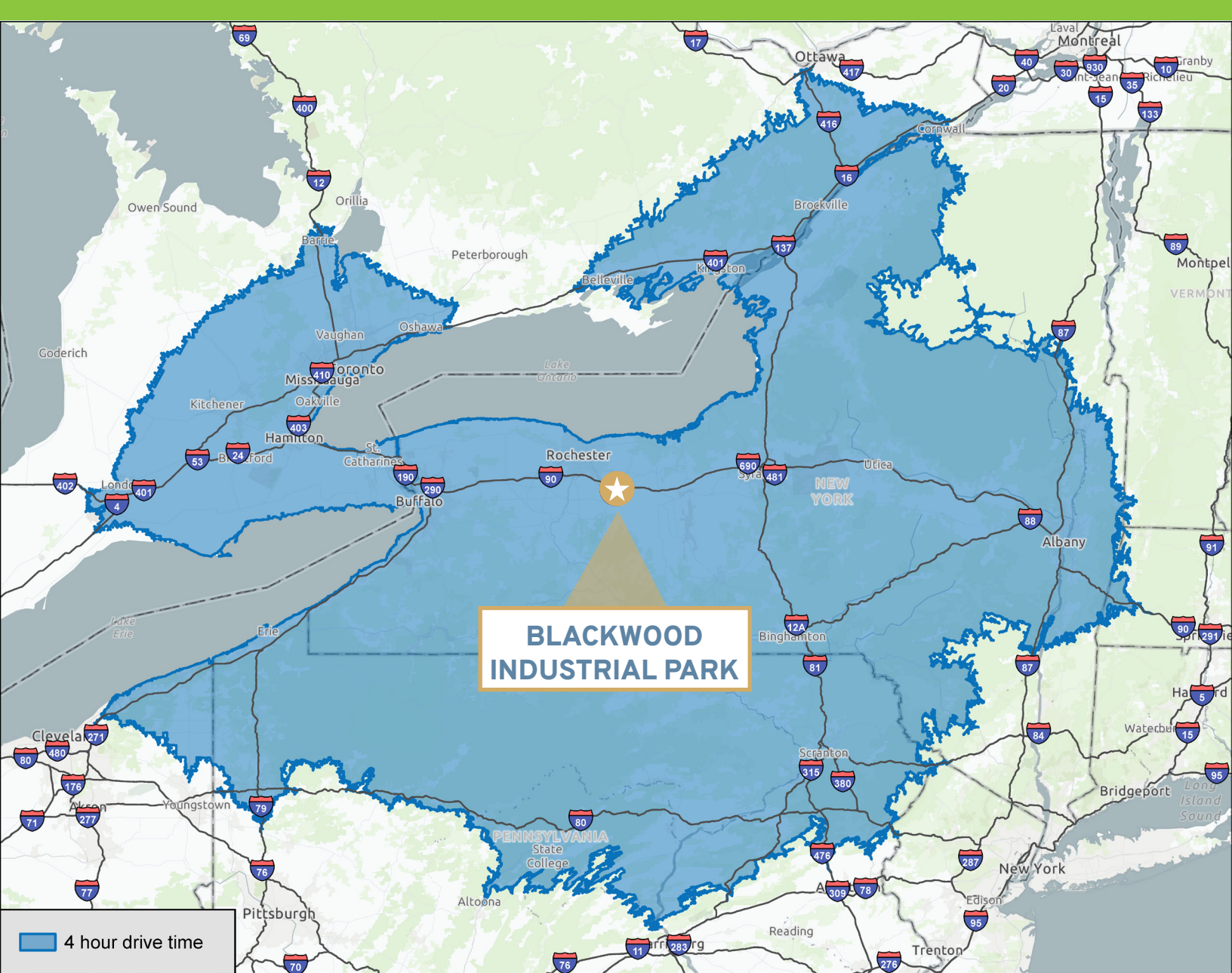


DUAL ADVANTAGE LOCATION

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



Position your business at the hub of Upstate New York's commercial corridor, just minutes from I-90 and connected to Rochester (25 miles), Syracuse (65 miles) and Buffalo (78 miles).

CONTACT

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