



West Monroe Logistics Park

SHEPARD ROAD, OGDEN, NY

BUILD-TO-SUIT OPPORTUNITY

- 75 acres zoned LI - Light Industrial/Warehouse
- For Lease up to 500,000 square feet
- 1/2 mile radius of major Amazon fulfillment centers, FedEx Ship Center and Pepsi bottling warehouse
- 1/2 mile to NY Rt-531 and 4.0 miles to I-390
- Immediate proximity of 880 acres of established light industrial parks in the towns of Ogden and Gates

Tim Weber

(716)204-3570

Tweber@acquestdevelopment.com

William Huntress

(716)204-3570

huntress@acquestdevelopment.com

West Monroe Logistics Park

DETAILS:

Site Acreage: 88 acres

Zoning: Light Industrial

Building Size: Up to 500,000 sq ft

Walls: Tilt-up concrete panels

Fire Protection: ESFR Sprinklers

Column Spacing: Minimum 50'x50'

Lease Rate: Upon request

Access to Interstate 90: Via Spencerport Expressway (531) east to I-390 or I-490.

Utilities: Excess electric, natural gas, water and wastewater available on-site.

LOCATION IS KEY:

- **I-390:** 4 miles
- **I-90:** 15 miles
- **Buffalo:** 60 miles
- **Rochester:** 8 miles
- **Syracuse:** 95 miles
- **US-Canadian Border:** 80 miles



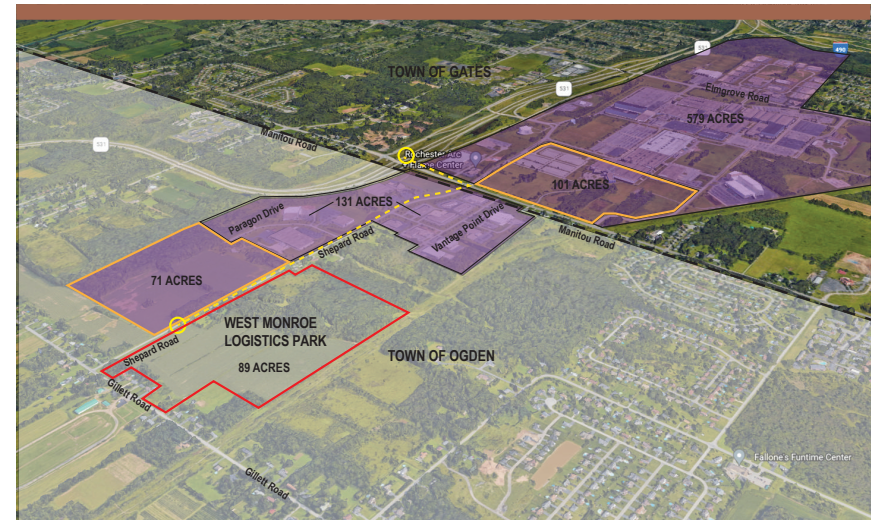
Aerial Of Location



Aerial Of Location

Property Location Highlights

WEST MONROE LOGISTICS PARK IS A BRAND NEW, CLASS A INDUSTRIAL DEVELOPMENT SITUATED ON 88 ACRES, LOCATED ON SHEPARD ROAD, IN OGDEN, NY



Location Maps

Legend for the aerial map:
■ Zoned Industrial (Purple)
■ Zoned Industrial, Under Construction (Blue)
■ West Monroe Logistics Park (Red outline)
--- Access to Exp 531 & I-490 (Yellow dashed line)

The project's strategic location in Western Monroe County provides superb access to Upstate New York and beyond. The project is within one hour drive of the US-Canadian Border and is located within 1/2 mile of major Amazon and FedEx fulfillment centers. The new development is able to accommodate a variety of users, including logistics and bulk storage warehouse companies, light manufacturing and last-mile distribution.