

681 MARIAVILLE ROAD

ROTTERDAM, NEW YORK 12306

BUILD TO SUIT

Warehouse/Storage/Distribution

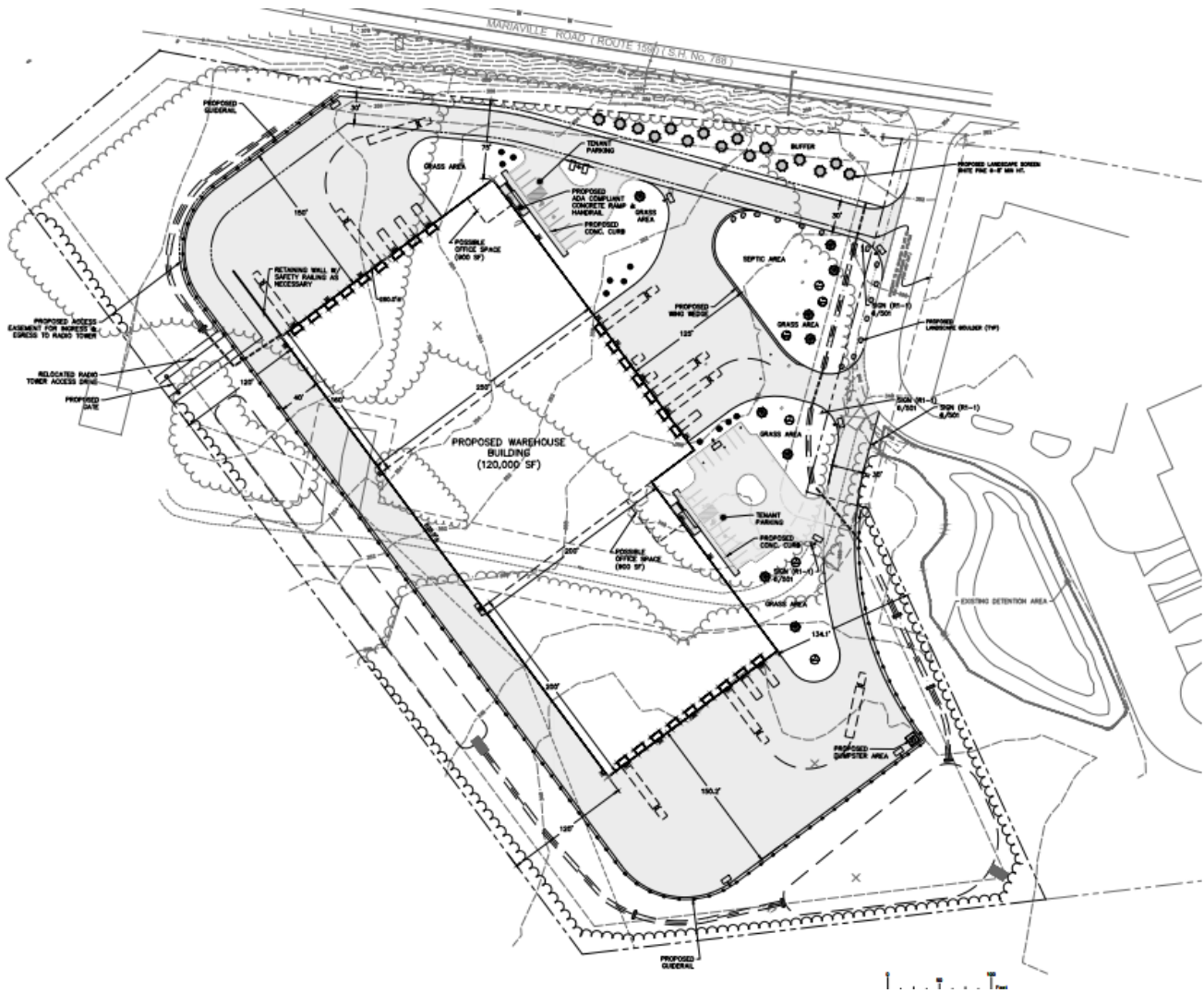


CUSHMAN &
WAKEFIELD



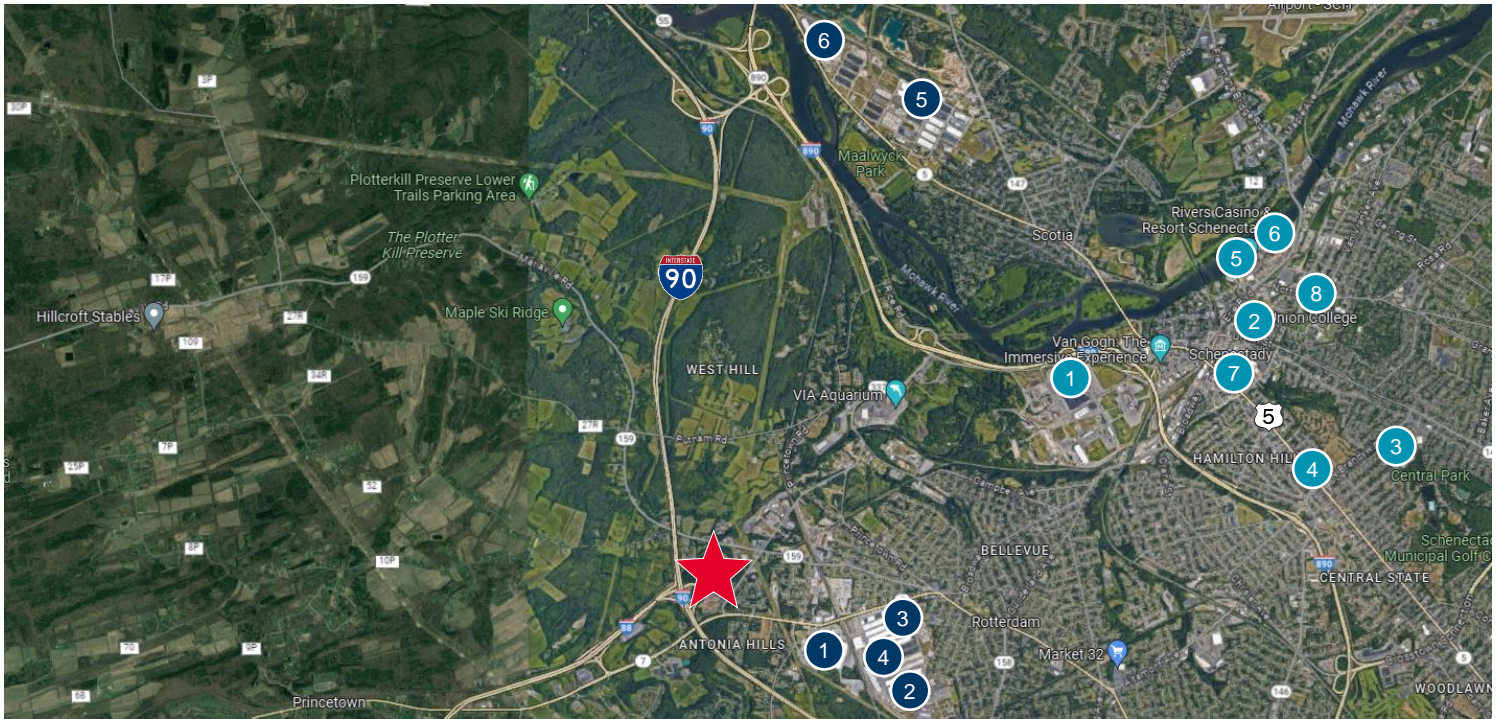
Pyramid Brokerage
Company

FLEXIBLE OPTIONS (DEMISABLE TO SUIT TENANTS)

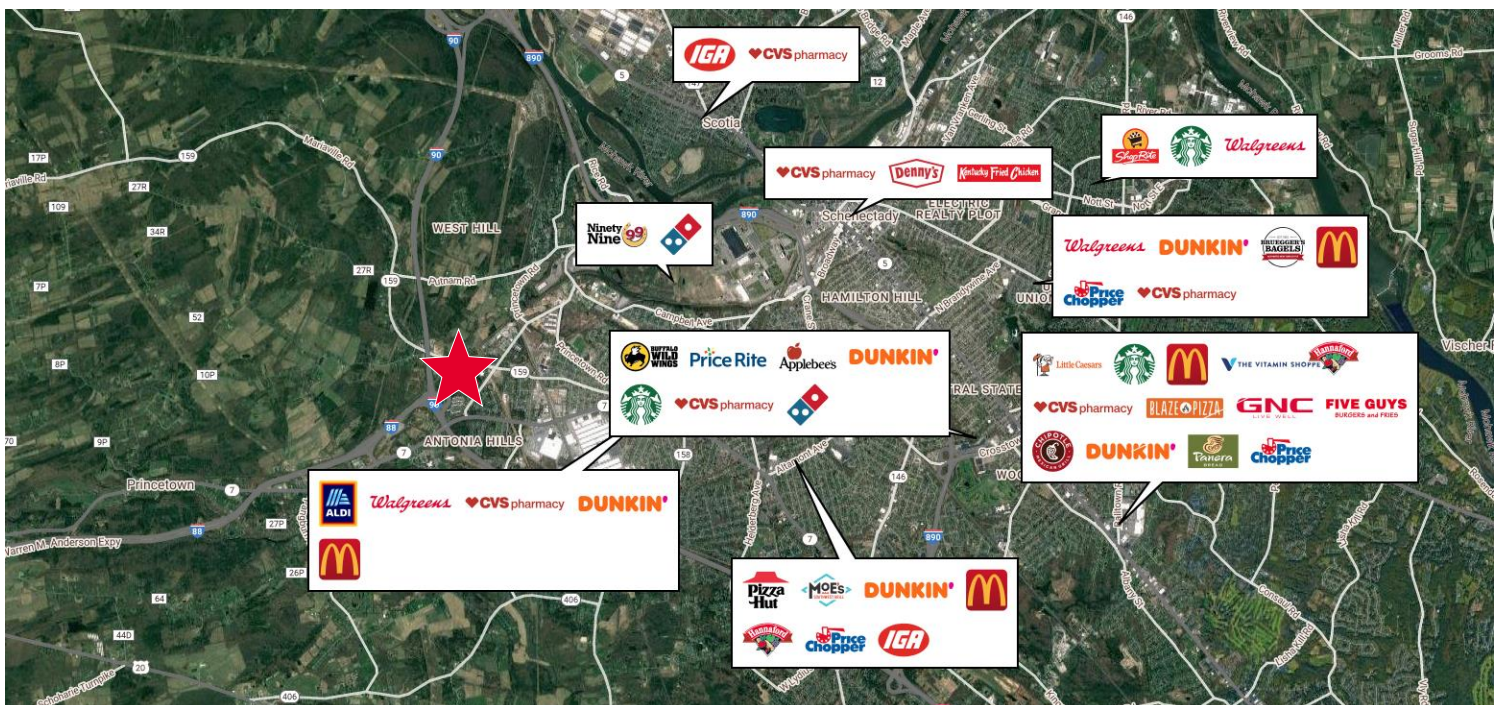


Building Features:

- 120,000± SF
- 11.10± Acres
- 30' to 32' Clear Height
- 25 Dock Doors
- 2 Drive In Doors
- Column Spacing – varying from 30' x 83'4" and 30' x 100'
- Office Space – To be built per Tenant's specifications
- 25 Parking Spaces Proposed, but can be expanded
- ESFR Sprinkler System
- 3000 AMP 480 Volt 3 Phase Power
- I-1 Light Industrial Zoning



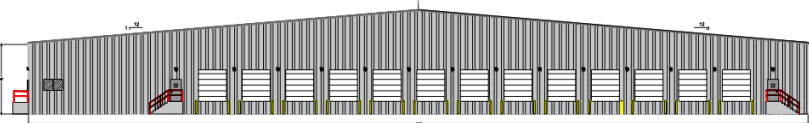
MAJOR EMPLOYERS		DISTRIBUTION CENTERS	
1	General Electric	1	Price Chopper (Golub) Warehouse
2	Price Chopper/Market 32	2	FedEx
3	Ellis Hospital	3	UPS
4	Contec Holdings	4	Home Depot
5	Rivers Casino	5	Adirondack Beverages
6	SI Group	6	CTDI
7	MVP Healthcare		
8	Union College		



SAMPLE RENDERINGS



East Elevation



North Elevation



South Elevation



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