

# COLD STORAGE—STRATEGIC INVESTMENT



## **47 STEVE'S LANE, GARDINER**

First time on the market in New York's Hudson Valley Logistics Corridor

This 34,600 frozen food warehouse is now available For Sale. The facility is currently fully leased, with 6 years remaining on the lease term. Invest now for cash flow or strategic future use.

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**Rand  
Commercial**





### INDUSTRIAL CAMPUS SETTING

Easy Access to Hudson Valley Interstates I-87 and I-84 and I-86 via NYS Thruway Exit 17, Newburgh, NY and Exit 18, New Paltz, NY.

Site encompasses 8.9 acres with seven tailgate loading docks and one drive in door.

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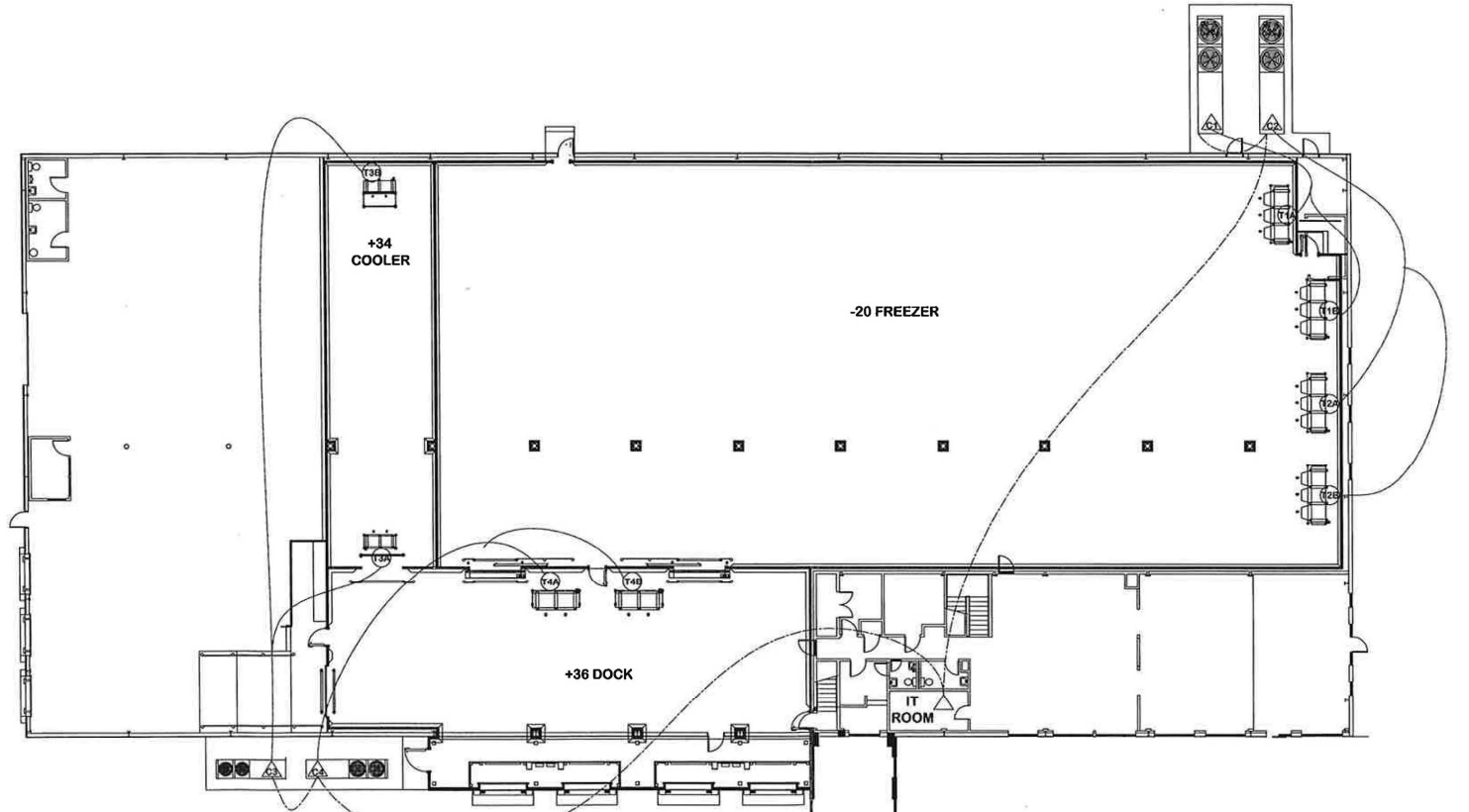
# 47 STEVE'S LANE, GARDINER, NY

## COOLER TEMPERATURES

-20 Degree Freezer  
±16,000 sqft /  
±432,000 cubic ft

34 Degree Cooler

36 Degree Shipping  
& Receiving dock



### Freezer & Cooler Specifications

All systems are Kramer Thermobank hot gas defrost systems with Copeland Discus compressors using R-404A, 460 Volt 3 phase.

The freezer has (2) 60HP systems. Each system is parallel piped, dual compressor (30HPx2) with (2) evaporators.

The cooler has (1) 15HP system. Single compressor with (2) evaporators.

The cold dock has (1) 30HP system. Single compressor with (2) evaporators.

There is a Sensaphone Sentinel temperature monitoring system with (4) zones currently in use: (2) in freezer, (1) in cooler, (1) in cold dock. The system is hardwired and has continuous monitoring and alarm capabilities (email and text) through a cloud based portal.

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Majestic and impressive lobby providing inviting reception.



Class A office spaces which are extremely well cared for.



Constructed in 2010, this building has been exceptionally well maintained.





Electric charging stations for trucks - Abundant parking



Many Pallet Positions

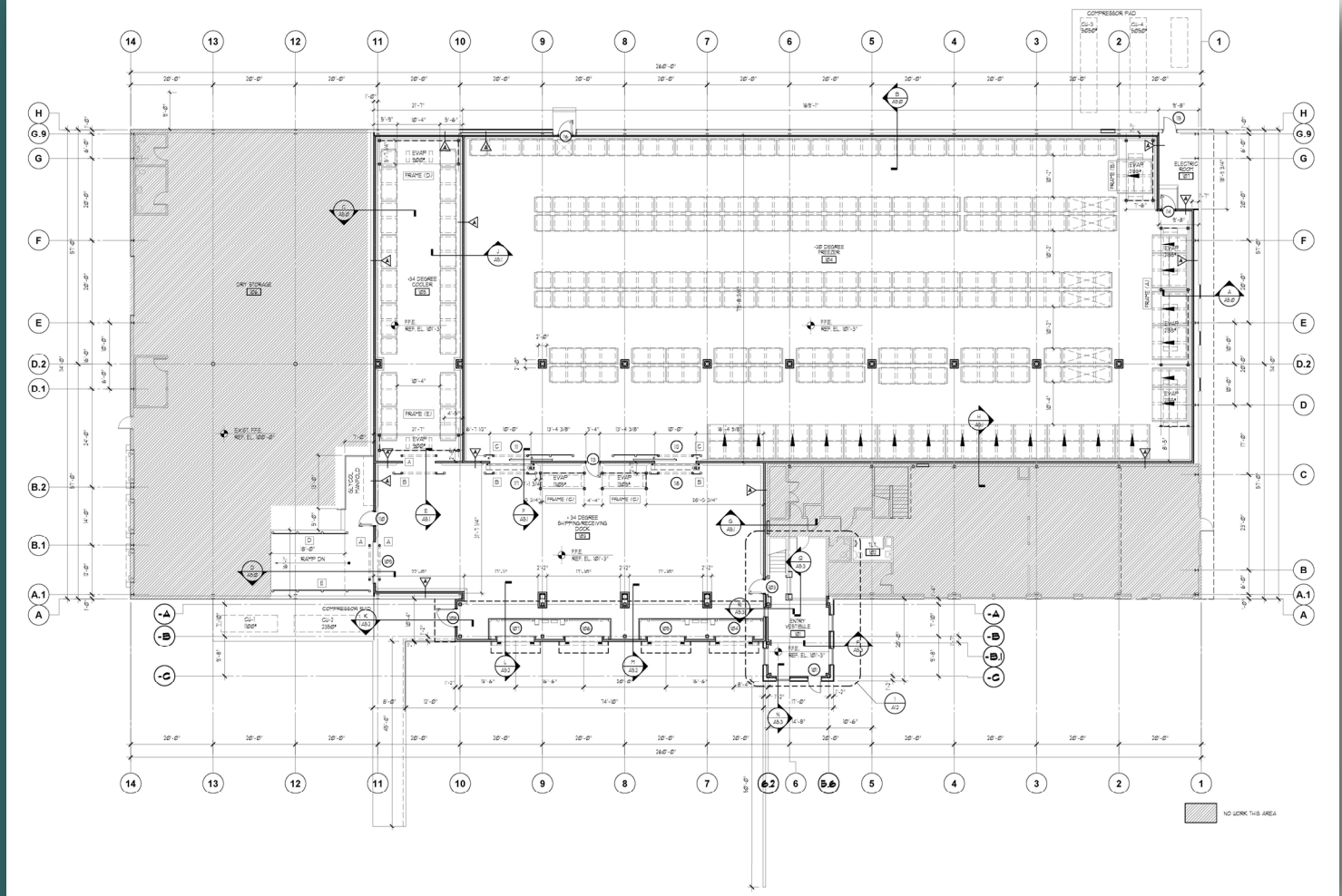


Complete backup generator—Kohler 300Kva



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## FLOOR PLAN



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Glycol heated floors

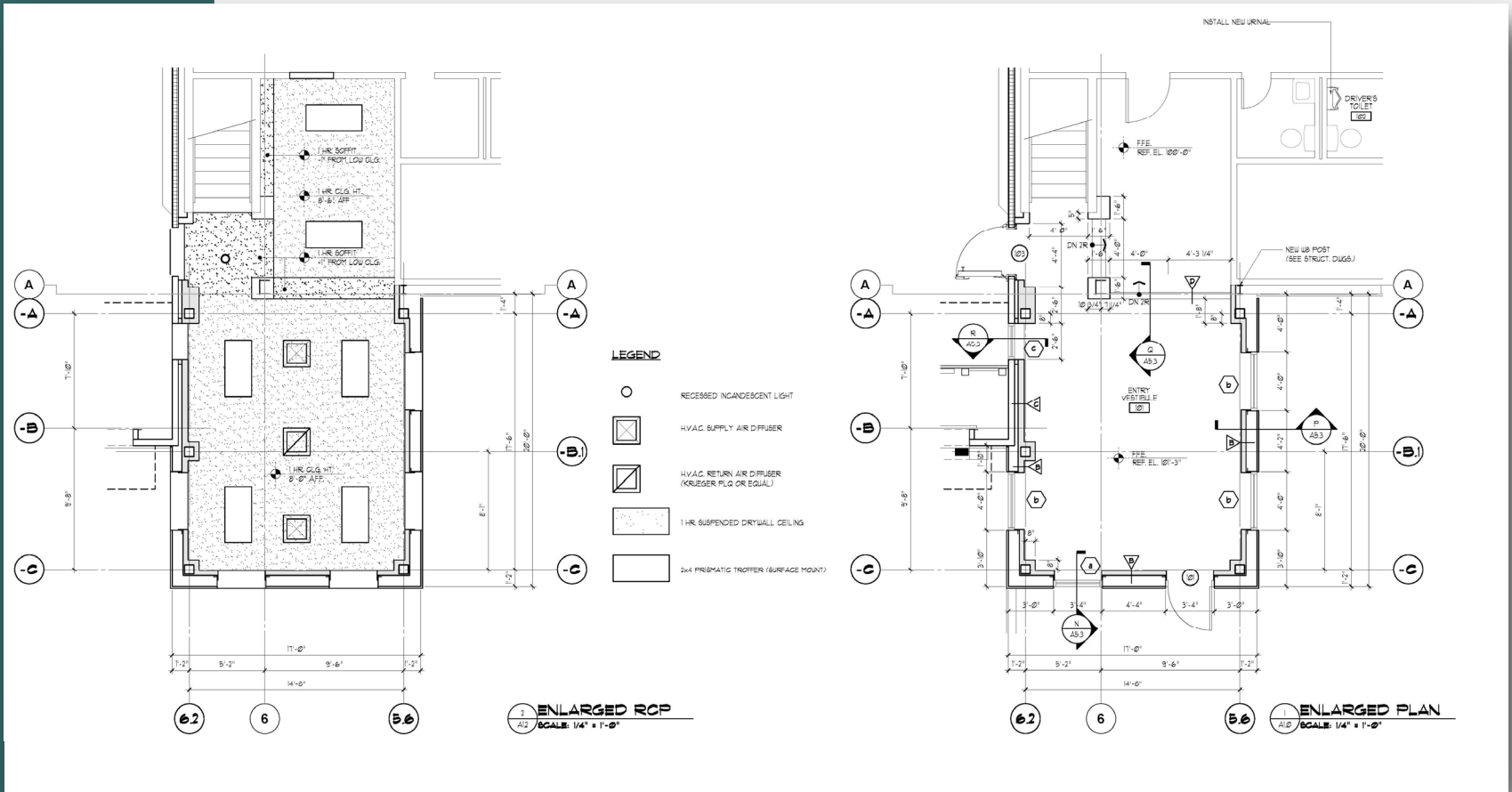
7 tailgate level loading docks

One 14' drive-in door



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## MEZZANINE LEVEL



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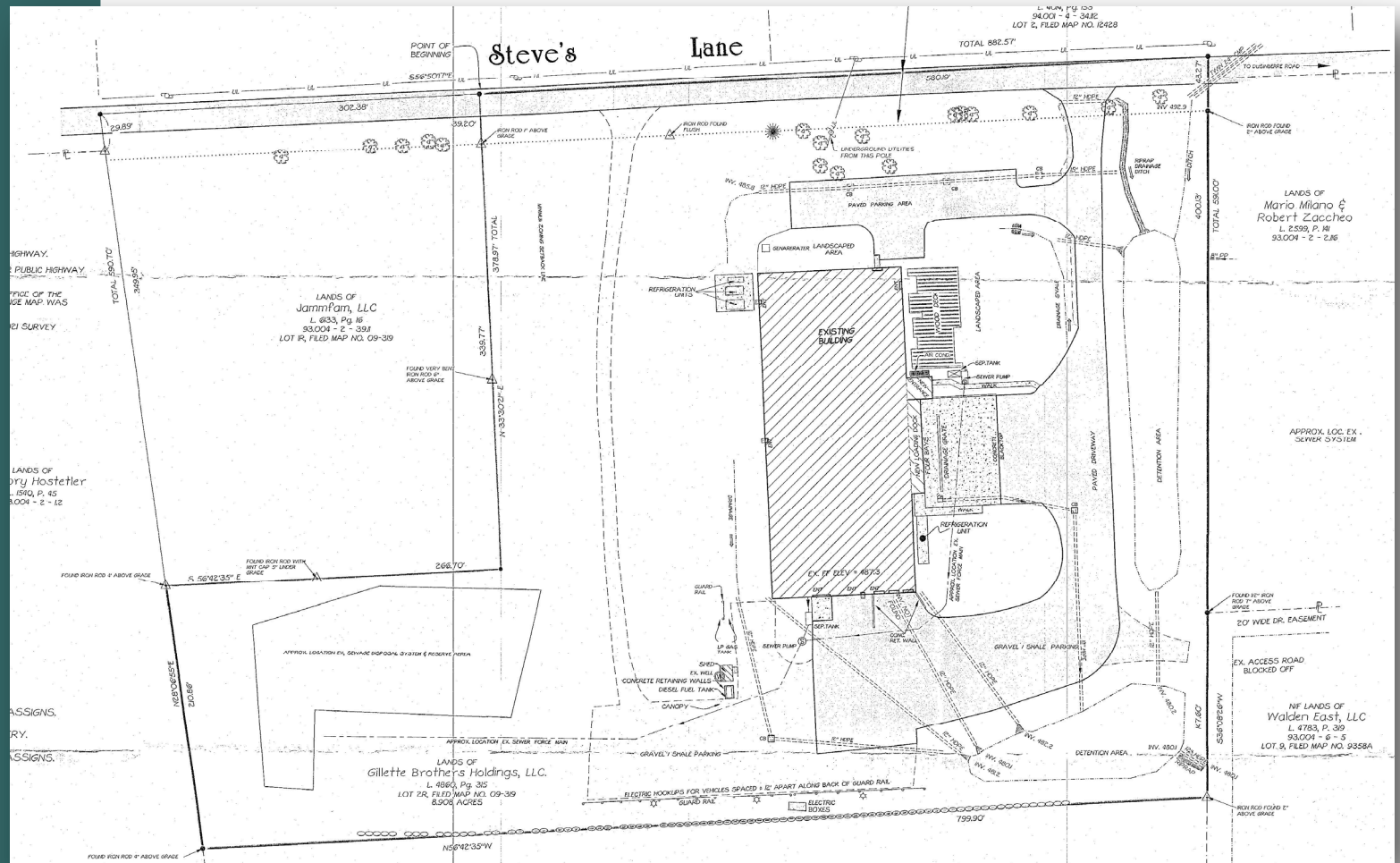


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# 47 STEVE'S LANE, GARDINER, NY

## SITE PLAN



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## LEASE SUMMARY

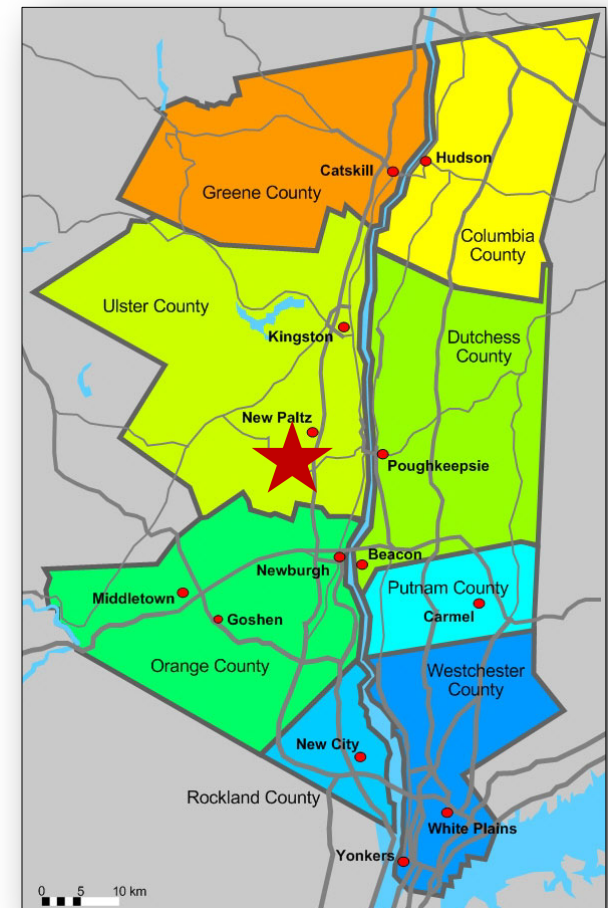
***FOR FULL SUMMARY, SEE ATTACHED IN THIS PACKET***

6 years remain on this 10 year lease with annual increases. The tenant occupies all of the 36,000 square foot facility.

### LOCATION

#### **Ulster County in the Mid Hudson Valley**

Easy Access to Hudson Valley  
Interstates I-87, I-84 and I-86 via NYS  
Thruway Exit 17, Newburgh, NY and  
Exit 18, New Paltz, NY.



# 47 STEVE'S LANE, GARDINER, NY



## BROKERAGE TEAM

*47 Steve's Lane is offered exclusively by  
Rand Commercial and:*

**John Lavelle**, Associate Broker  
[John.lavelle@randcommercial.com](mailto:John.lavelle@randcommercial.com)



*in cooperation with*

## Rand Commercial

Pine Bush-Orange County Office

845.744.5161

55 Main Street  
Pine Bush, NY 12566



**Richard "RJ" Smith**  
Associate Broker



**Dennis Gillespie**  
RE Licensed Salesperson





## LEASE SUMMARY

Tenant:		Glacierpoint Gillette, LLC
Landlord:		Gillette Brothers Holdings, LLC
Lease type:		NNN
Commencement:		June 21, 2022
Term:		10 Years
Lease Expiration:		June 21, 2032
Extensions:		None
Premises		34,600 Square Feet
Rent per Month:		\$30,000.00
Rent per Annum:		\$360,000.00
Increases:		2% per annum
Current Rent 2025		\$382,035.00
Rent per Sq Ft:		\$11.04
Utilities:		Tenant
CAM:		Tenant
Security Deposit:		\$60,000

The above information is true to the best of our knowledge, subject to confirmation during due diligence review.