



# HUDSON VALLEY LOGISTICS CENTER

500 SOUTH DRIVE, EAST FISHKILL, NY  
[hudsonvalleylogisticscenter.com](http://hudsonvalleylogisticscenter.com)

Delivering Q3 2024

## 108,490 SF

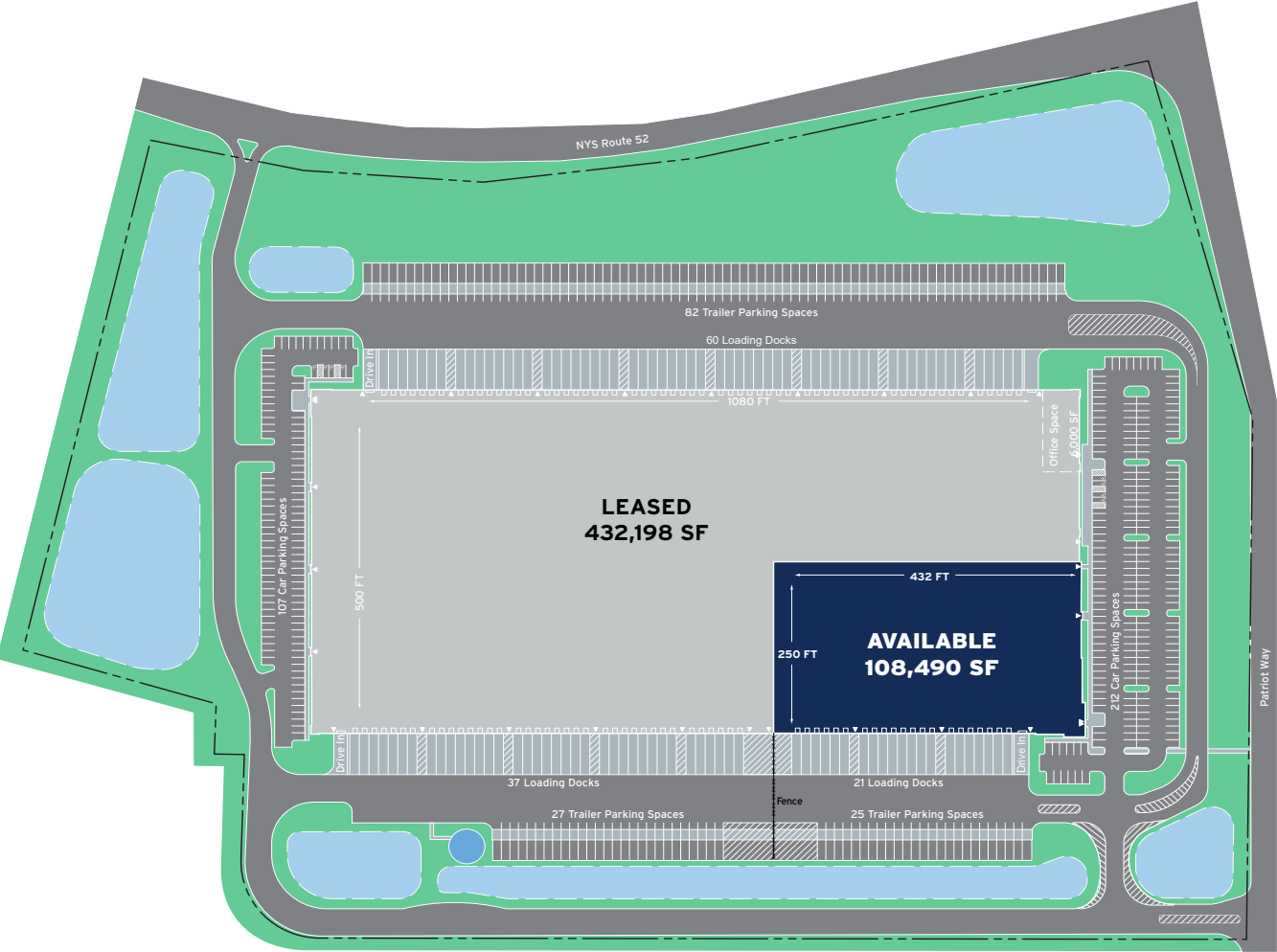
Industrial Space

**Available For Lease**

Unparalleled Same Day Access to the  
NYC Metropolitan Area, New England  
and the Mid-Atlantic Region



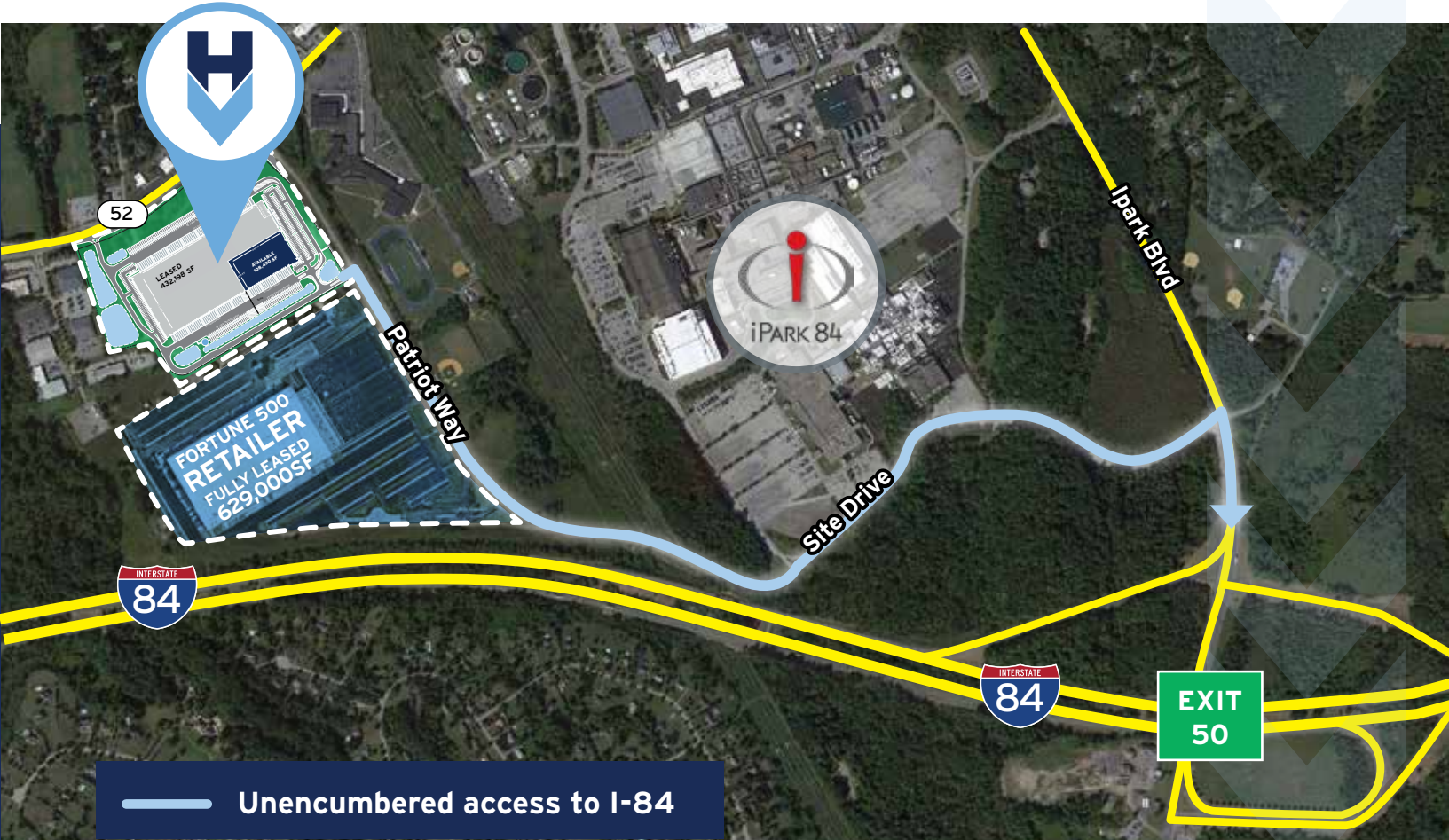
# BUILDING PLAN & SPECS



# AVAILABLE SPACE



# UNMATCHED ACCESSIBILITY



**Building Size:** 540,688 SF

**Available Space:** 108,490 SF

**Space Dimensions:** 250' x 432'

**Ceiling Height:** 36' clear

**Column Spacing:** 47'-6" x 54' (typical)

**Loading:** 21 dock positions

**Drive-ins:** 1 drive-in

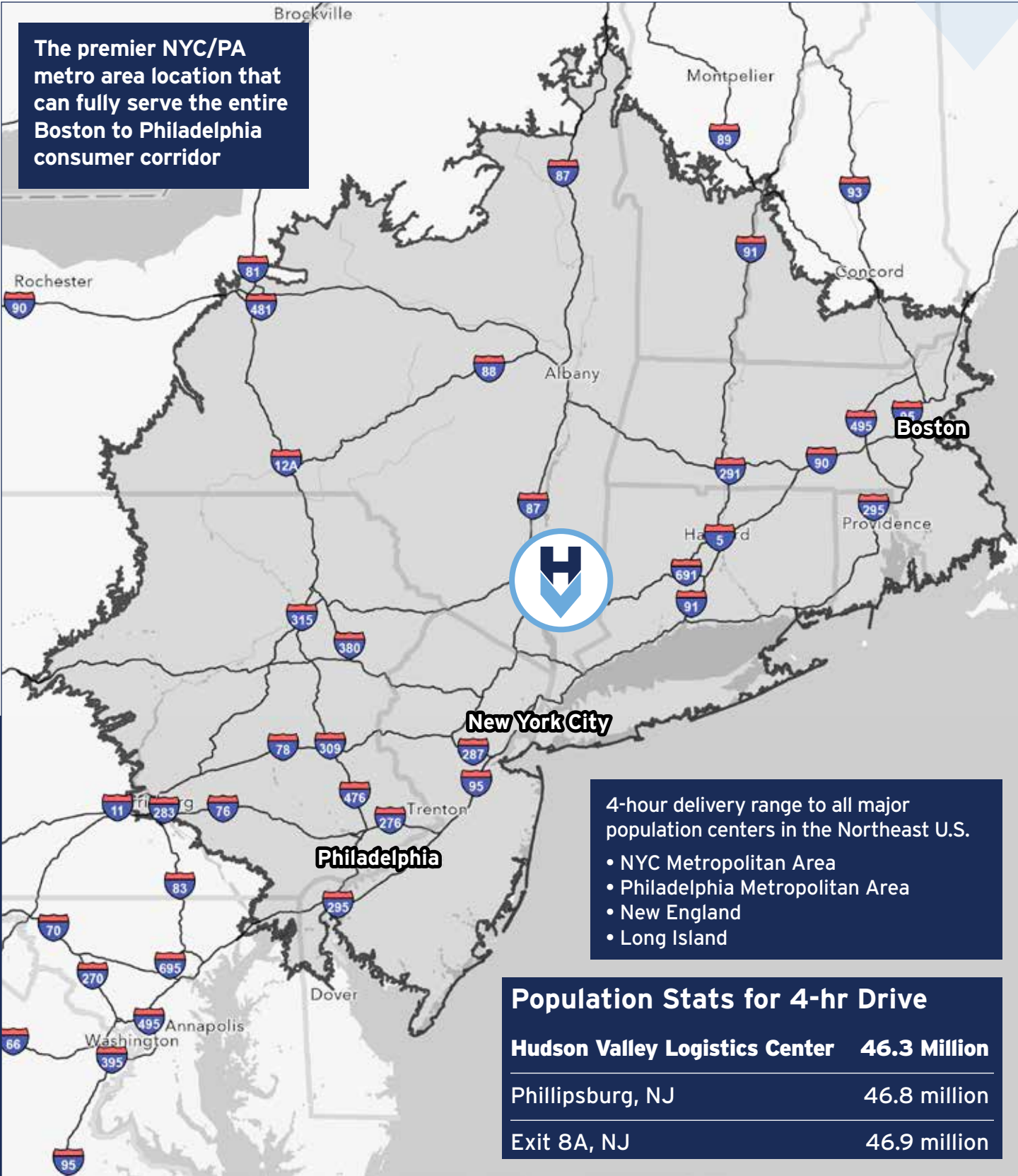
**Trailer Parking:** 25 stalls

**Car Parking Spaces:** 102 spaces

**Sprinkler System:** ESFR



# VAST CONSUMER REACH



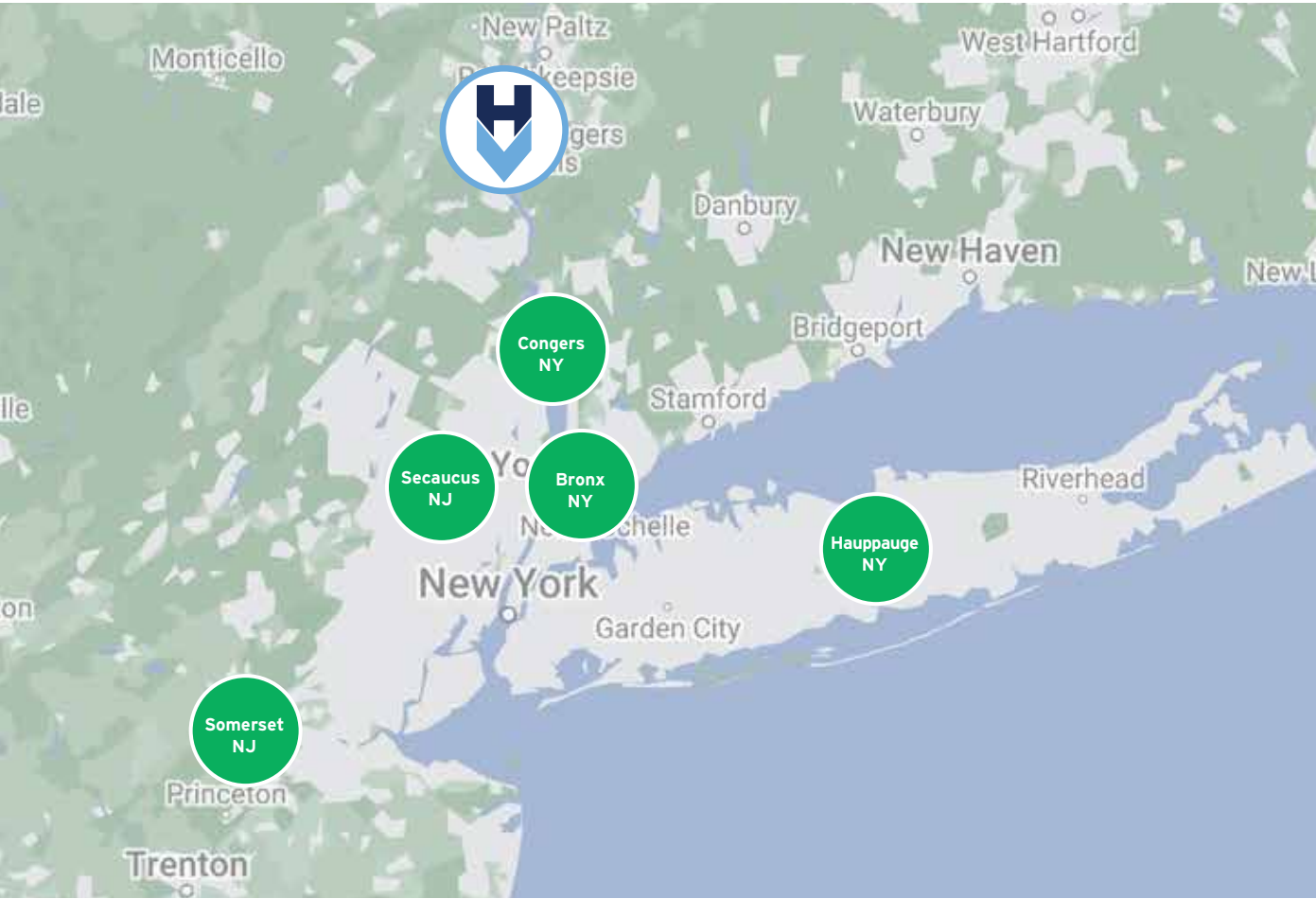
# SUPERIOR LOCAL CONNECTIVITY



<b>1</b>	Newburgh, NY	15 miles	<b>6</b>	Manhattan, NY	60 miles
<b>2</b>	Rockland County, NY	35 miles	<b>7</b>	New Haven, CT	62 miles
<b>3</b>	White Plains, NY	40 miles	<b>8</b>	Nassau County, NY	72 miles
<b>4</b>	Stamford/ Greenwich, CT	40 miles	<b>9</b>	Suffolk County, NY	85 miles
<b>5</b>	Bronx, NY	56 miles	<b>10</b>	Hartford, CT	86 miles



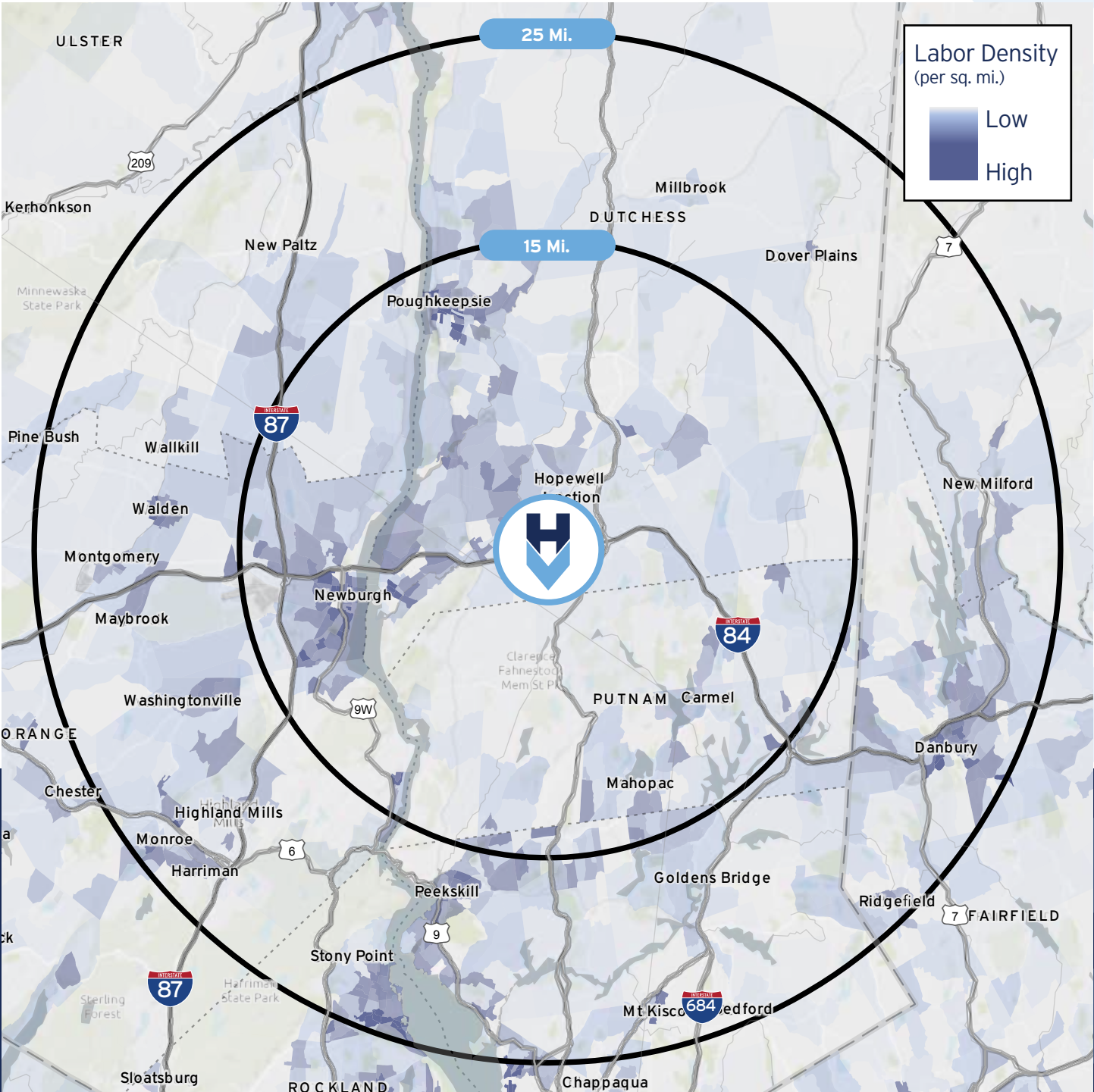
# LOGISTICS COST SAVINGS



Annual estimated logistics cost comparison vs alternative locations						
Representative City	HVLC East Fishkill NY	Somerset NJ	Meadowlands NJ	Bronx NY	Rockland County, NY	Long Island NY
Inbound	\$584,400	\$369,600	\$298,200	\$396,600	\$390,600	\$563,400
Outbound	\$922,995	\$922,995	\$1,282,846	\$654,157	\$782,818	\$1,015,959
Rent + Tax + OPEX	\$1,600,228	\$2,278,290	\$3,254,700	\$4,665,070	\$2,495,270	\$2,441,025
Total Logistics Costs	\$3,107,622	\$3,930,736	\$4,408,826	\$5,715,827	\$3,668,688	\$4,020,384
Variance vs. HVLC	--	\$823,114	\$1,301,204	\$2,608,205	\$561,066	\$912,762
Variance per sf	--	\$7.59	\$11.99	\$24.04	\$5.17	\$8.41

Assumptions: 600 inbound containers a year / 4,000 annual outbound trucks to NYC, Westchester, Long Island, Connecticut and Northern NJ.

# STRONG LABOR AVAILABILITY



## 15 Miles

Total Population:	456,360
Transportation/Warehouse Workers:	11,207
Total Labor Force:	240,326
Unemployment Rate:	7.0% (U.S. is 3.4%)
Median Household Income:	\$89,310

## 25 Miles

Total Population:	1,062,301
Transportation/Warehouse Workers:	24,347
Total Labor Force:	562,933
Unemployment Rate:	6.8% (U.S. is 3.4%)
Median Household Income:	\$93,821





## HUDSON VALLEY LOGISTICS CENTER



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**BLUEWATER**  
PROPERTY GROUP



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