



[www.mohawkvalleyindustrialcenter.com](http://www.mohawkvalleyindustrialcenter.com)



**State Highway 5S, Town of Florida, New York**

FULLY APPROVED – UP TO 800,000SF  
FOR BUILD-TO-SUIT



**MOHAWK VALLEY**  
Industrial Center

# Site Plan & Building Specifications

## Specifications:

- Building Size: +/- 800,000 SF  
(will consider demising to ~400,000 SF)
- Acres: +/- 143.2 acres
- Ceiling Height: 36' clear
- Column Spacing: 50'x50' with  
50'x60' speed bays
- Loading: Cross-Dock; 188 doors  
sized 9'x10'
- Trailer Parking: 339 spaces
- Car Parking: 151 spaces
- Lighting: LED
- Floor: 7" Reinforced concrete floors
- Electric: Heavy Power; up to 25MW
- Sprinkler: ESFR System

\* All major utilities at the site including  
natural gas and heavy power

\* Potential for negotiated tax incentives  
based on job creation

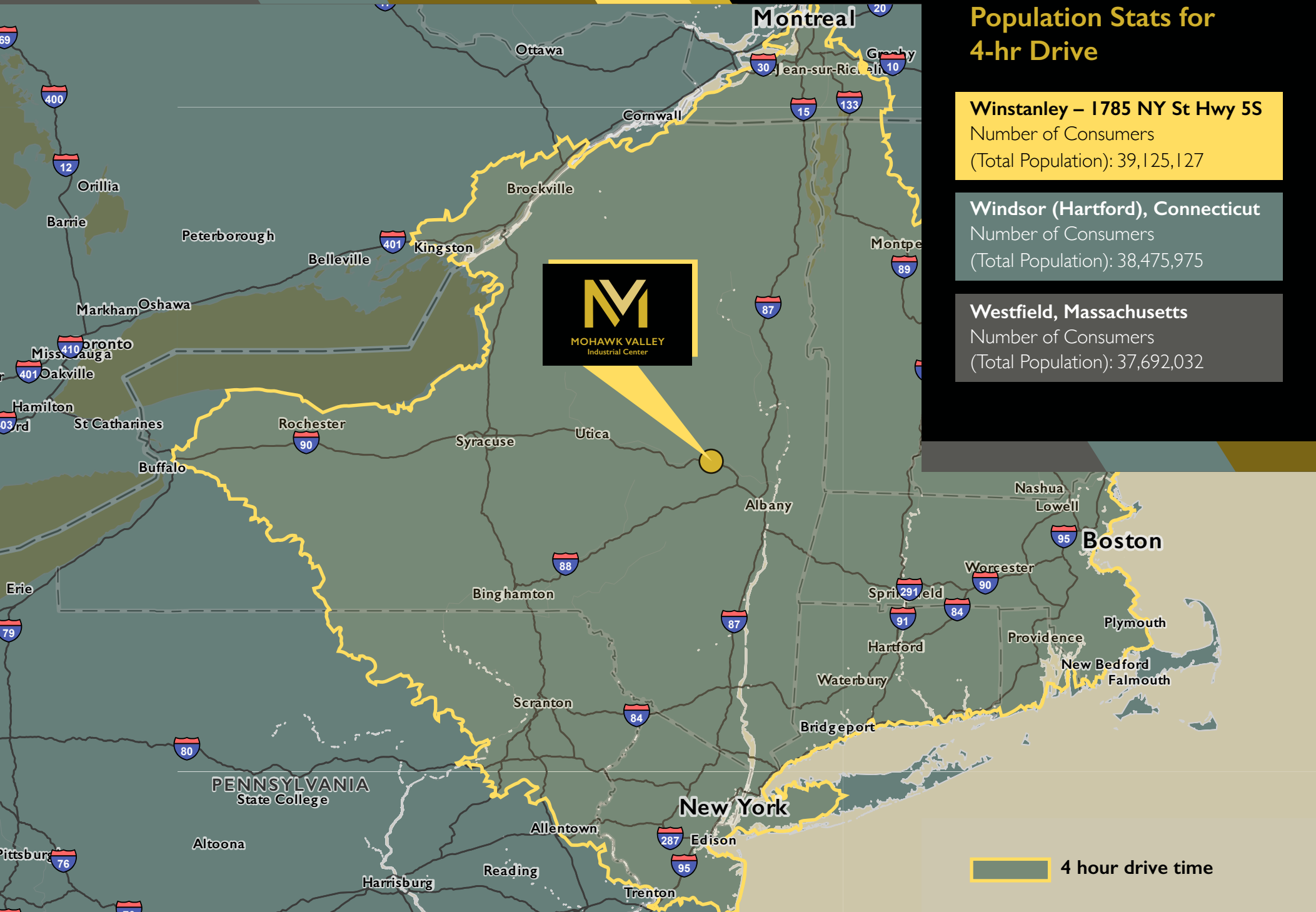
\* Attractive power pricing under  
NY Excelsior Program

## Corporate Neighbors:

- Target
- Dollar General
- Wal-Mart Stores
- Sav A Lot
- Ferguson
- Ace Hardware
- Family Dollar
- Fage
- Hill & Markes, Inc
- Beech-Nut



# Strong Consumer Reach





## Regional Location & Transportation

Mohawk Valley Industrial Center is located less than 2 miles from Exit 27 of I-90, New York State Thruway, and approximately 30 miles from I-87 in the Town of Florida, New York. With an attractive regional labor market and work-force drive-time radius, along with immediate proximity to all major roads and highways, Mohawk Valley Industrial Center is one of the best sites in Upstate New York.



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