

388,800 SF

LOWER HUDSON VALLEY INDUSTRIAL DEVELOPMENT

FOR LEASE

FISHKILL INDUSTRIAL CENTER,
387-485 ROUTE 9, FISHKILL, NY 12524



**MULTIPLE LOADING
CONFIGURATIONS**



**UNDER 1 MILE
TO I-84**



**36' CLEAR
CEILING HEIGHT**



All images are renderings by Scannell that the Industrial Center is expected to resemble.



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**SCANNELL
PROPERTIES**



INTRODUCTION:

Property Overview

Class A Build-to-Suit new construction in the expanding Lower Hudson Valley corridor. The property has frontage along Interstate 84 with direct access to Route 9. Users in the immediate vicinity include Amazon, Stellantis, and Gap.

Construction	Tilt Up Concrete	Parking Concept	221 Passenger, 80 Trailer
Roof	TPO	Floor Slab	6"
Size	388,800 SF	Lighting	BTS
Lot Size	62.39 Acres	Electrical	3,000 Amp
Delivery	Q4 2025	Sprinkler	ESFR
Lease Rate	Contact Broker	HVAC	Rooftop Gas and Makeup Air Units
Loading (Concept)	36 Docks, 2 Drive Ins	Zoning	Industrial, Town of Fishkill
Ceiling Height	36' Clear	Gas & Electric	Central Hudson Gas & Electric
Columns	54'x50' Typical, 54'x60' Dock Speed Bay	Water & Sewer	Municipal

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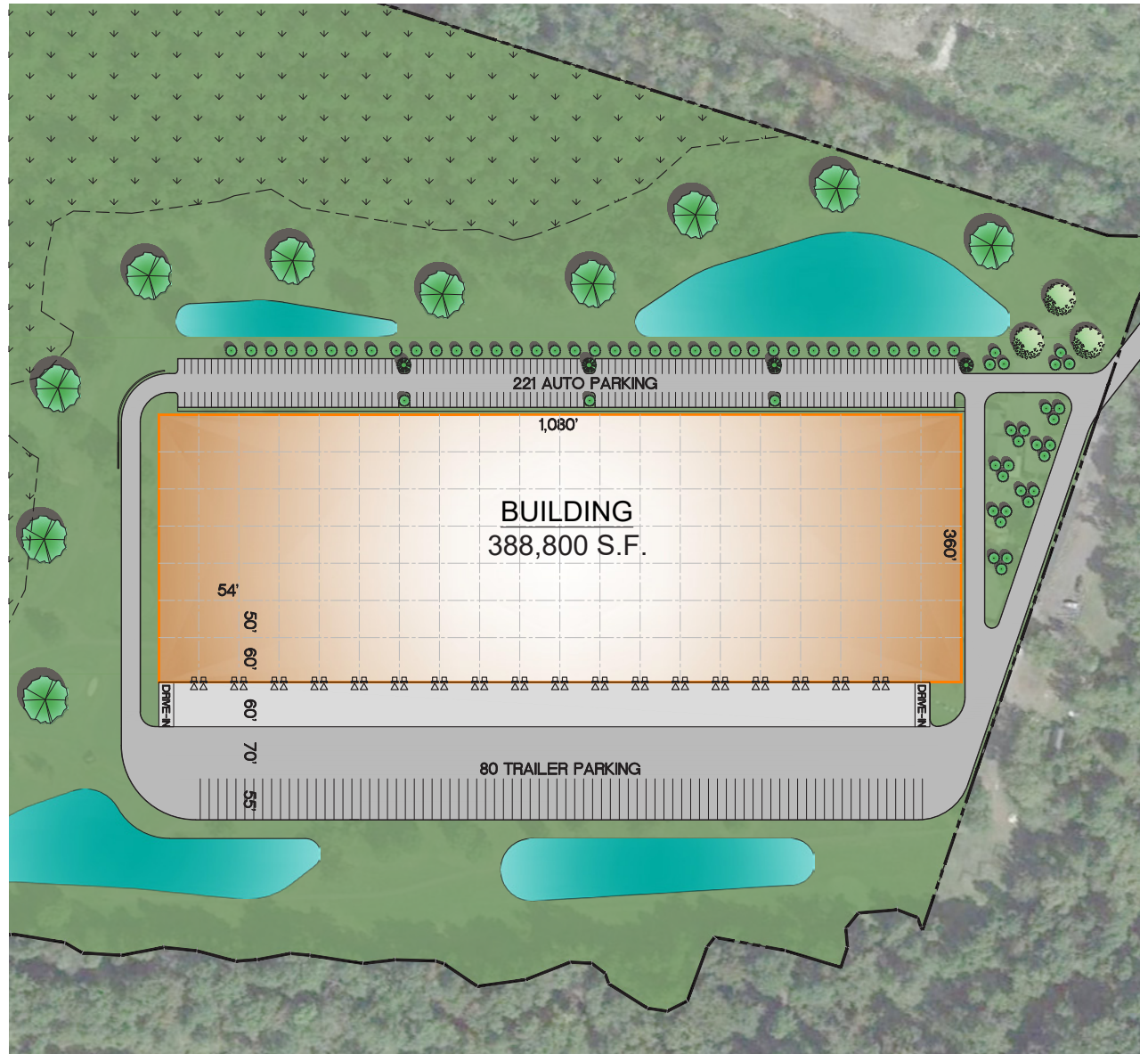


PROPERTY:

The Space You Need

This Class A new construction features a flexible site that can be tailored to meet an occupier's specific requirements. Please contact the listing broker for possible configuration changes including loading and parking.

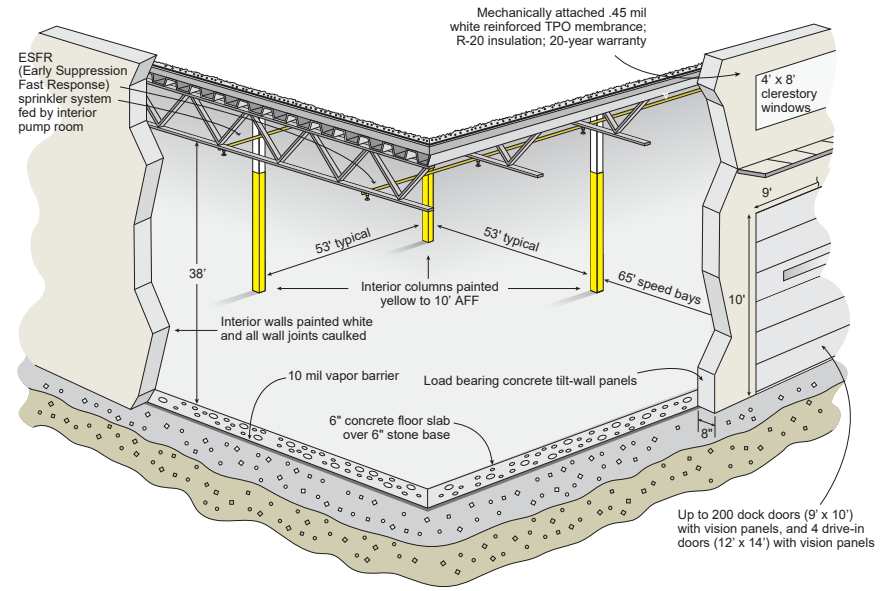
- 388,800 SF
- 36 Docks and 2 Drive Ins
- 36' Clear
- Columns: 54'x50' Typical, 54'x60' Dock Speed Bay
- Auto Parking: 221
- Trailer Parking: 80



CONSTRUCTION:

Experience You Can Trust

The Fishkill Industrial Center is being developed by Scannell Properties. Scannell is a privately owned, international commercial real estate development firm specializing in build-to-suit and speculative projects for the industrial, office, and multifamily markets. Since 1990, they have developed more than 150 million square feet, with an annual development volume of more than \$5 billion.



EXAMPLE ELEVATIONS



EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION

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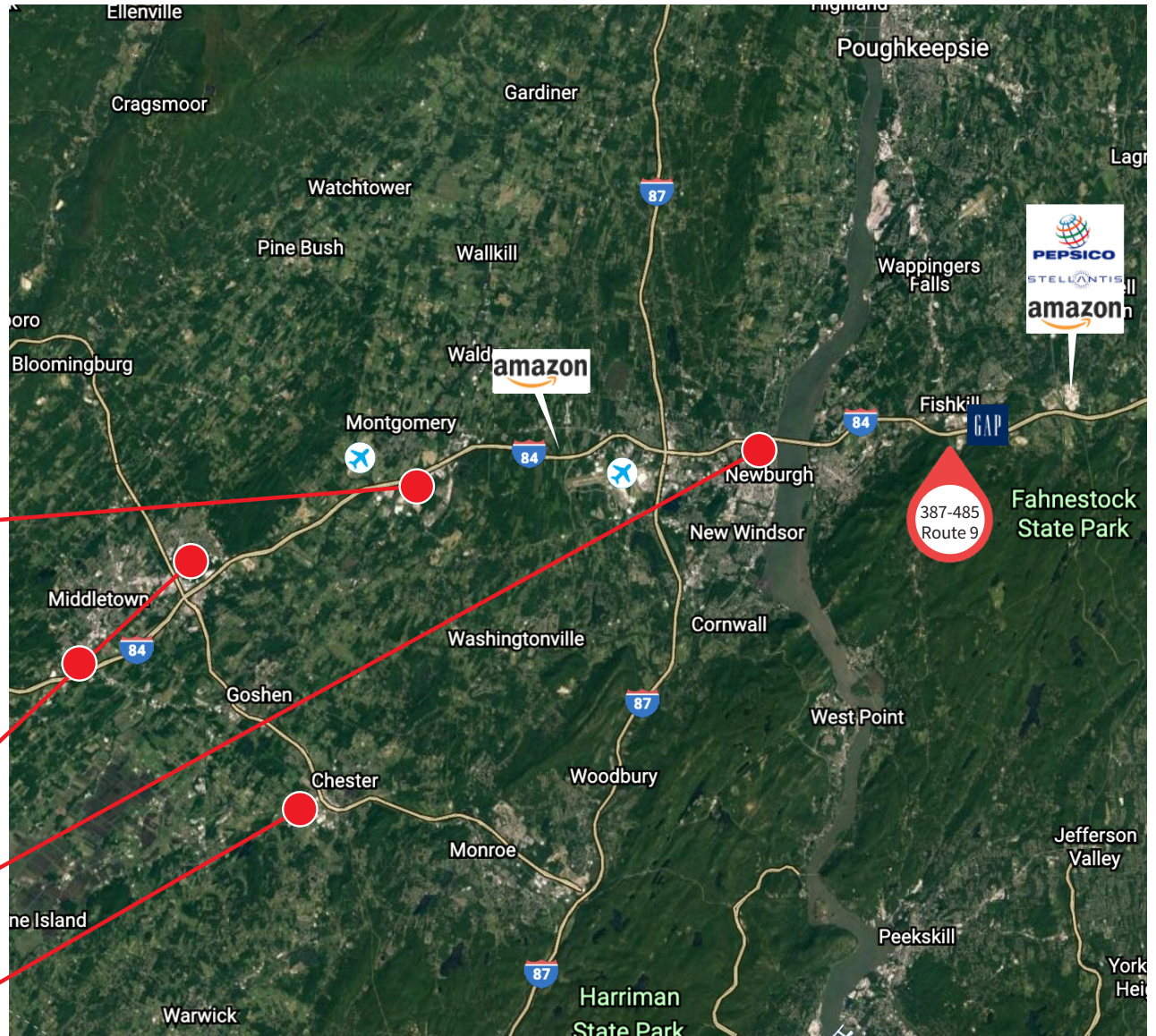
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REGIONAL DISTRIBUTORS:

In Good Company

The Lower Hudson Valley has experienced explosive growth in regional logistics market with recent additions of Tesla and Amazon.



STRATEGIC LOCATION:

Lower Hudson Valley

MAJOR ROADWAYS	DISTANCE
Interstate 84	Frontage
Interstate 84, Exit 46	Under 1 mi.
Route 9	Under 1 mi.
Interstate 87	±10 mi.
Interstate 287	±36 mi.
Interstate 80	±60 mi.
NJ Turnpike (I-95)	±60 mi.
Interstate 78	±85 mi.

PORTS/AIRPORTS	DISTANCE
New York Stewart International Airport	±17 mi.
Port Newark	75 mi.
Newark Liberty International Airport	75 mi.

MAJOR CITIES	DISTANCE
NYC	73 mi.
Albany	96 mi.
Philadelphia	152 mi.
Boston	189 mi.
Montreal	316 mi.



CONNECTIVITY:

Excellent Access

POPULATION REACH IN 4 HOURS:

Wawayanda, NY:	47.7 million
Exit 8A, NJ:	47.6 million
NJ/PA Bordertowns:	48.6 million

