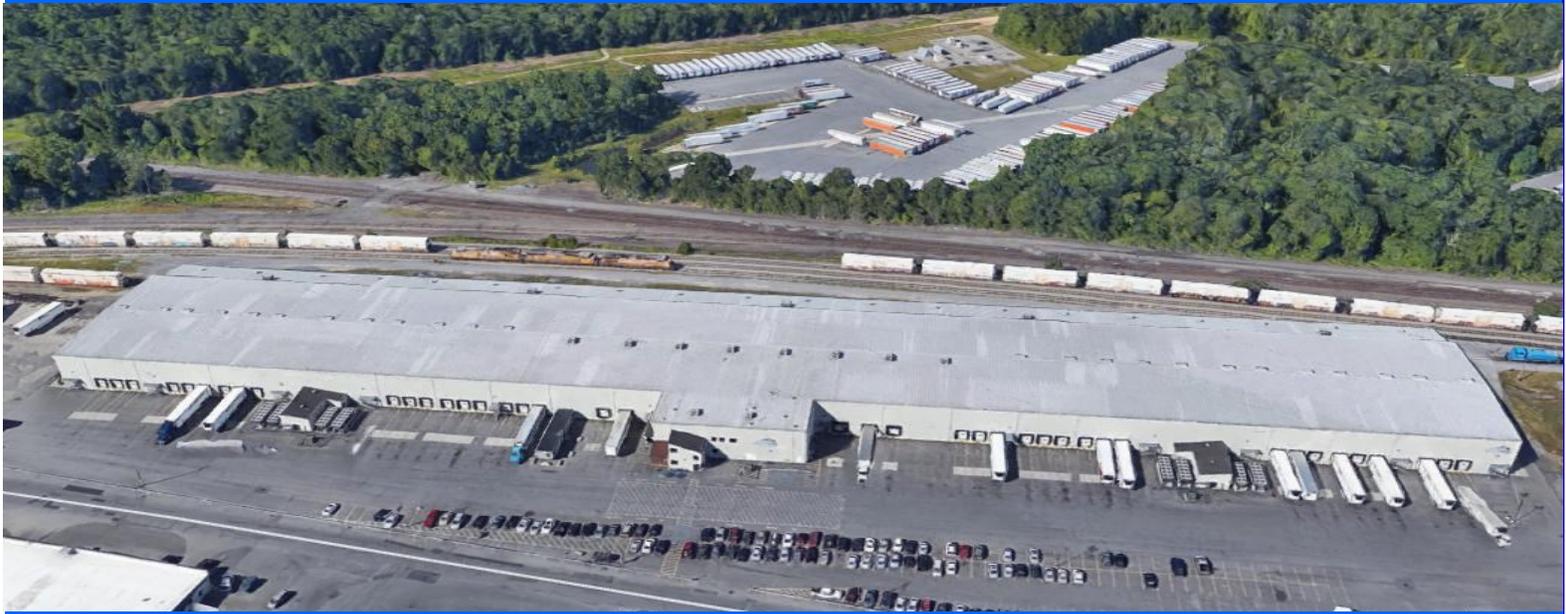




Rotterdam Corporate Park– Building 105

Town of Rotterdam- Schenectady County, NY



Located 1.5 miles from the NYS Thruway and Interstate-88 (Exit 25A), Building 105 is an exceptionally maintained climate-controlled warehouse facility ideally suited for food-grade production and distribution uses.

SITE ACREAGE:	16 Acres
TOTAL BUILDING SIZE:	228,827 SF (Cooler: 67,120 SF, Refrigerated Truck Dock: 46,640 SF; Conditioned Warehouse: 49,000 SF; Conditioned Rail Dock: 51,700; Maintenance Shop/Shipping & Receiving/Office with locker rooms and breakroom: 14,367 SF)
DIMENSIONS:	1,100 ' X 197 '
YEAR BUILT:	2007
CEILING HEIGHTS:	28' Clear
DOCK DOORS:	(41) 10' x 10' w/Hydraulic Levelers, Truck Restraints, Dock Seals, Swing Lights
RAIL:	Service By CSX; 14 Dock Positions Located Within Conditioned Rail Dock
FIRE SUPPRESSION:	Early Suppression Fast Response (ESFR)
WATER & SEWER:	Town of Rotterdam: Water - 8" Sewer - 6"
GAS & ELECTRIC:	National Grid: 5,000 AMP, 277/480v, 3-Phase
PARKING:	300 Vehicles And 200+ Trailers
EXPANSION:	Up to 80,000 SF on South End of Building
PARK AMENITIES:	Full-Time, On-Site Maintenance Crew; Fenced Perimeter with 24/7 Security; Truck & Trailer Repair; On-Site Day Care

Industrial Real Estate Division: David Ahl, DAhl@galesi.com

Shannon Muth, SMuth@galesi.com

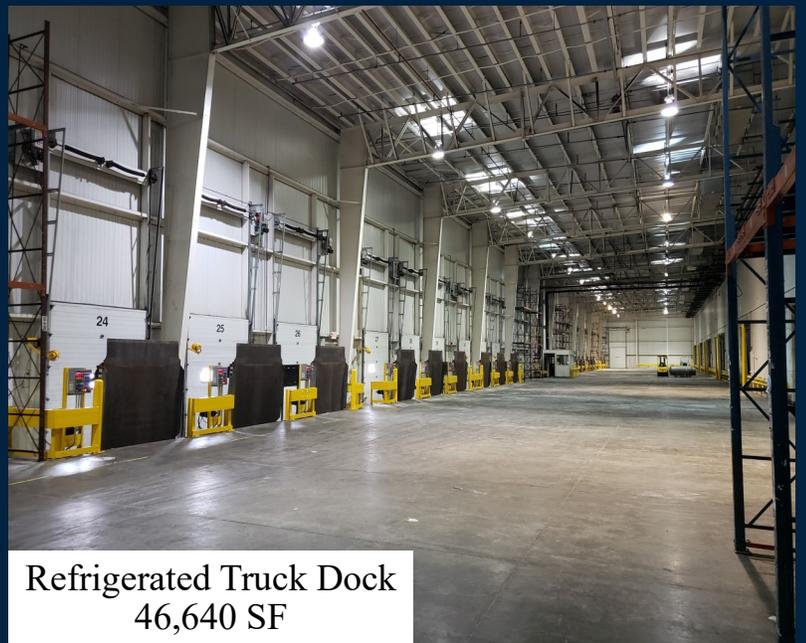
518.356.4445 www.galesi.com



Conditioned Warehouse
49,000 SF



Coolers 67,120 SF
(in 10 compartments)



Refrigerated Truck Dock
46,640 SF



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