



## NORTHEASTERN INDUSTRIAL PARK, TOWN OF GUILDERLAND

Northeastern Industrial Park is located in the Town of Guilderland, Albany County, New York, a residential community 12 miles west of downtown Albany, 8 miles south of downtown Schenectady and 10 miles west of Albany International Airport. The property is strategically located between Exits 24 and 25/25A of the New York State Thruway (Interstate 90). Rail service to the Park is provided by Canadian Pacific and Conrail/CSX. Switching is performed by the Park's two locomotives. This facility of 551 acres consists of 15 large warehouse buildings and several smaller buildings totaling 2.6 million square feet of storage space, 15 miles of paved roads, and 18 miles of railroad track. Ceiling heights range from 16' to 21'6". Ample acreage is available for build-to-suit facilities.

The Park, designated as a Foreign Trade Zone, is fully fenced with 24-hour security. Each building is dry sprinklered for fire protection. All buildings tie into the Guilderland Town Fire Department through a 24-hour alarm system; each building has concrete block fire walls and dry sprinklers for fire protection. Heating is available; electricity and natural gas utilities are provided by Niagara Mohawk Power Corporation. Additionally, each building in the Park has had a completely new roofing system with 20-year warranty protection.

For additional information about the Northeastern Industrial Park, please visit the Galesi Management Corporation at [www.galesi.com](http://www.galesi.com).

### Site Specifications

Location	Route 146, Guilderland Center, New York
Distance to Highway	Approximately 5 miles from I-90
Interior Storage	2.8 million square feet of interior floor space
Outside Storage	Can accommodate over 2 million sq. ft. of additional buildings
Office Space	Over 50,000 square feet
Freezer/Cooler	150,000 square foot facility can be subdivided, capable of -10 Fahrenheit.
No. of Buildings	22
Type of Building	One-story concrete block or brick warehouses
Building Size	Average of 180,000 square feet per building Between 4 and 5 connecting bays per building
Roofs	Concrete or wood deck with hypalon membrane
Ceiling Height	16'-21'6" (36' in the freezer/cooler building)
Floors	Concrete reinforced: 1,000 lbs. per square foot
Interior Walls	Concrete block fire walls and sliding fire doors between bays
Doors	Truck docks and grade level entrances (approx. 12' x 12')
Windows	Wood or metal frame

<b>Electric</b>	Independently metered by Niagara Mohawk Power Corp. Rates for new construction may be separately negotiated at reduced levels.
<b>Natural Gas</b>	Available from Niagara Mohawk Power Corp.
<b>Heat</b>	Available in most buildings
<b>Sprinklers</b>	100% Dry sprinklers (24-hour monitoring by ADT)
<b>Rail</b>	Canadian Pacific and Conrail/CSX with in-house switching Rail siding with covered rail dock running length of buildings
<b>Water/Sewer</b>	Municipal water and sewer; storm drainage system
<b>Zoning</b>	Industrial
<b>Security</b>	Park is fully fenced; 24-hour manned guard posts and 24-hour radio equipped patrol
<b>Maintenance</b>	Full-time, on-site maintenance crews
<b>Insurance</b>	Lowest rating in area
<b>Incentives</b>	Empire Zone, Foreign Trade Zone