



NORTHEAST INTERSTATE LOGISTICS CENTER

Route 312 • Pugsley Road | Southeast, NY

DESIGN BUILD/
BUILD-TO-SUIT SITES
AVAILABLE FOR LEASE



4 BUILDINGS | 1.1M SF | 250 ACRES
INDUSTRIAL DEVELOPMENT OPPORTUNITY

CBRE



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NILC OVERVIEW

The Northeast Interstate Logistics Center (NILC) is a planned development of four State-of-the-art buildings totaling 1,124,575 square feet of modern high bay warehouse space that will be designed to meet the unique needs of 21st Century logistics operations. Each building can be customized to meet tenant(s) specific operational, technological, and qualitative requirements including: structural, floor slab, column spacing, HVAC refrigeration, electrical, security, drive-in access, office and environmental sustainability requirements. These sites are ready for design build/build-to-suit solutions for today's logistics space users. The four buildings are available for lease with space ranging from 173,775 SF up to 366,404 SF. The NILC is currently going through a coordinated approval process and will be the largest availability of prime distribution space in the northern suburbs of New York City.

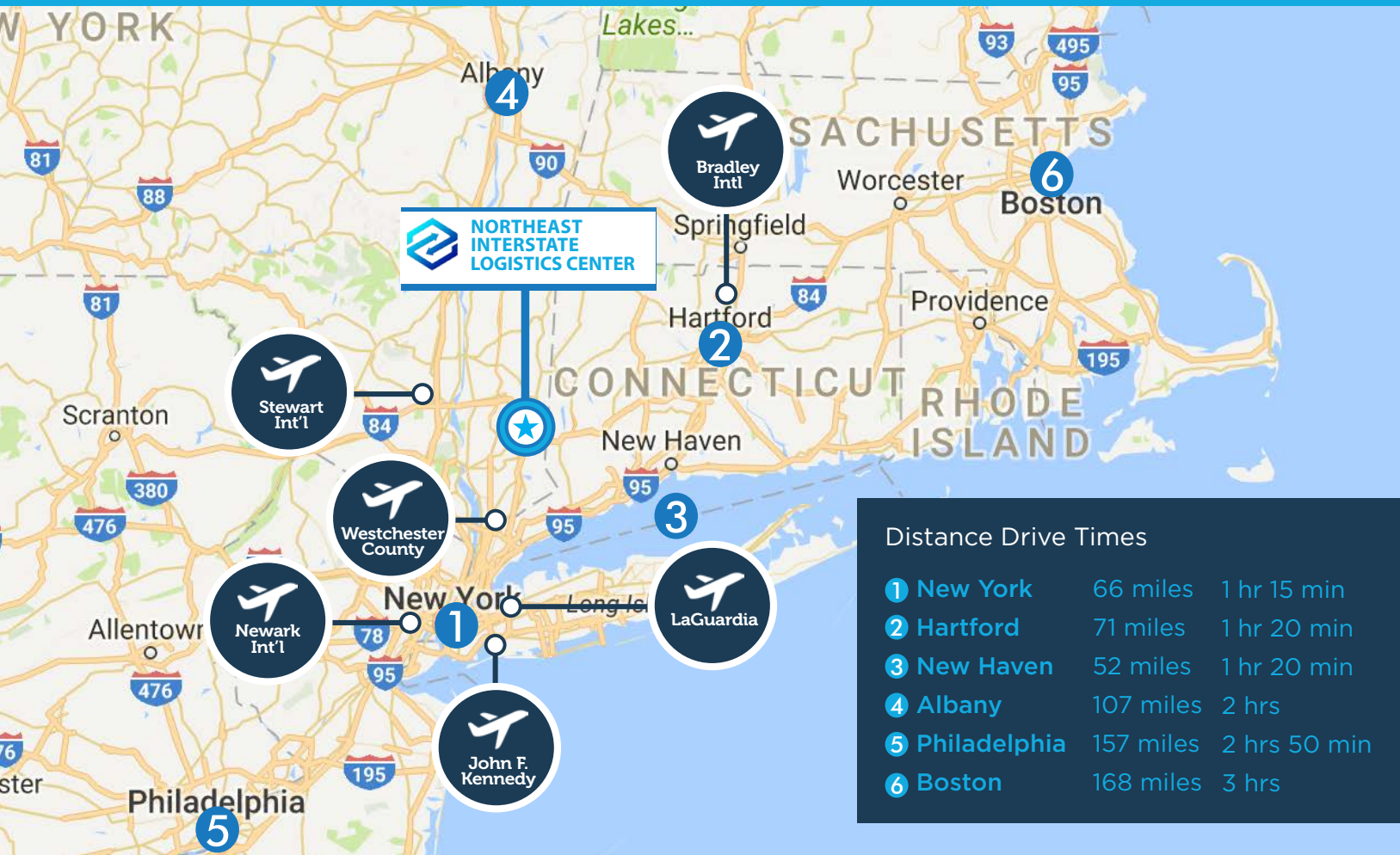
The property is strategically located along Interstate 84 in the Town of Southeast in Putnam County, NY. The NILC is just 1 mile from the four way interchange at Exit 19 (Route 312/I-84) and 3.9 miles from Exit 20 (confluence of I-684/I-84) providing quick and convenient truck access for its tenants.





PROXIMITY TO MAJOR POPULATION CENTERS

The major metropolitan markets of New York City (66 Miles), Boston (168 Miles) and Philadelphia (157 Miles) are readily accessible via the interstate highway system. This ideal location permits access to the entire northeast megalopolis corridor. The region accounts for 20% of the United States Gross Domestic Product (GDP). NILC tenants will benefit from being able to provide single day truck transportation to every major city and population center in New England and the Mid-Atlantic states.



PUBLIC TRANSPORTATION



Railroad

Metro-North Railroad provides service to the area on the central Harlem Line. The Southeast station is only 1.3 miles from the NILC (53.2 miles and a 1 hour 27 minute ride from NYC's Grand Central Terminal) and Brewster station is just 3 miles away (51.9 miles and 1 hour 24 minutes ride from GCT).



Airports

The Westchester County Airport and Stewart Airport in Orange County are less than 30 minutes away. New York City airports (LaGuardia, JFK & Newark) and Hartford's (Bradley International) are less than one and one-half hours away.



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EXCLUSIVE AGENTS:

William V. Cuddy, Jr.

Executive Vice President

+1 203 325 5380

william.cuddy@cbre.com

Budd Wiesenberg

Vice President

+1 203 325 5375

budd.wiesenberg@cbre.com

CBRE

201 Tresser Blvd., Suite 201

Stamford, CT 06901

www.cbre.us/stamford

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