

**AVAILABLE**

±105,000 SF INDUSTRIAL FACILITY FOR LEASE

Exceptional opportunity to lease or acquire a substantial industrial facility in the heart of the Hudson Valley. Building 42 at 90-98 Boices Lane offers over 105,000 square feet of versatile warehouse and office space on 2.30 acres, purpose-built for efficient logistics, distribution, manufacturing, or large-scale storage operations.

The building's functional layout is highlighted by impressive 20'–24' clear ceiling heights and a 50' x 20' column spacing, providing an open, highly flexible floor plan that accommodates a wide range of industrial and commercial uses. Three tailgate loading docks (8'x10') and a 14'x14' drive-in door ensure seamless freight movement and operational efficiency. A dedicated 1,100 SF office suite — complete with private offices, open workspace, a kitchenette, and bathrooms — provides a professional environment for administrative staff without sacrificing warehouse square footage.

The facility is fully equipped with heavy electric power, natural gas, and municipal sewer and water service. A full wet sprinkler system and complete warehouse heating system are in place, meeting the demands of year-round operations. Ample outdoor space surrounding the building offers significant flexibility for additional parking, trailer storage, or equipment staging.

Strategically positioned within minutes of the NYS Thruway (I-87, Exit 19) and with direct access to Routes 9W, 209, and 9G, the property delivers outstanding regional connectivity. It sits just 28 miles from Interstate 84, 30 miles from the Taconic State Parkway, and offers an easy 90-minute drive to New York City and 60 minutes to Albany — placing your operation within reach of the entire Northeast corridor. Further enhancing its logistics profile, the property features a dormant on-site rail link with the potential for reactivation and lies in proximity to Stewart International Airport. Public transportation access, along with a full complement of nearby amenities including restaurants, hotels, and retail, make this an attractive destination for employees and operations alike.

This is a rare chance to secure a well-equipped, large-format industrial asset in one of the Hudson Valley's most accessible and established commercial corridors.

EXCLUSIVE CONTACT

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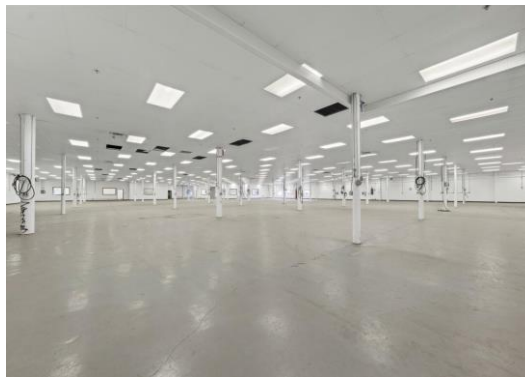
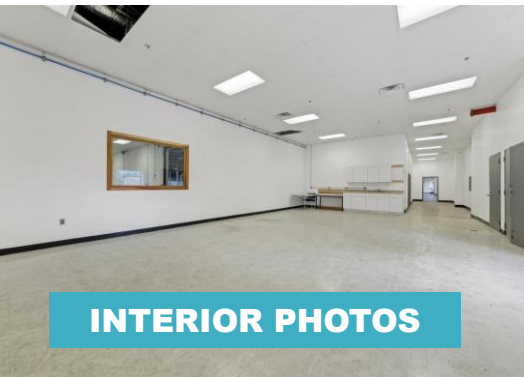
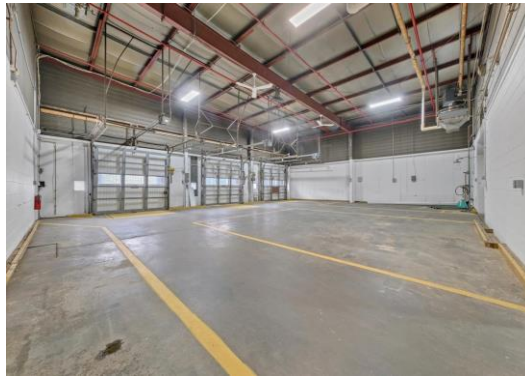
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Property Highlights

- 105,000 SF warehouse | office building on 2.30 acres
- 20'-24' clear ceiling heights
- 50' x 20' column spacing
- (3) tailgate loading docks (8' x 10')
- 1,100 SF office suite includes private offices, open workspace, kitchenette and bathrooms
- (1) 14' x 14' drive-in door
- Heavy electric power, natural gas, municipal sewer & water
- Full wet sprinkler system
- Warehouse heating system
- Ample outdoor space
- Ample parking
- Ideal for distribution, manufacturing, or large-scale storage

Location Highlights

- Located within minutes to NY Thruway (I-87), Exit 19
- Direct access to Routes 9W, 209, 9 and 9G
- 28 miles to Interstate 84
- 30 miles to Taconic State Parkway
- 60-minute drive to Albany, NY
- 90-minute drive to New York City
- Dormant on-site rail link with reactivation potential
- Proximity to NY Stewart International Airport (just off NY Thruway Exit 18)
- Public transportation access, nearby amenities include restaurants, hotels and retail

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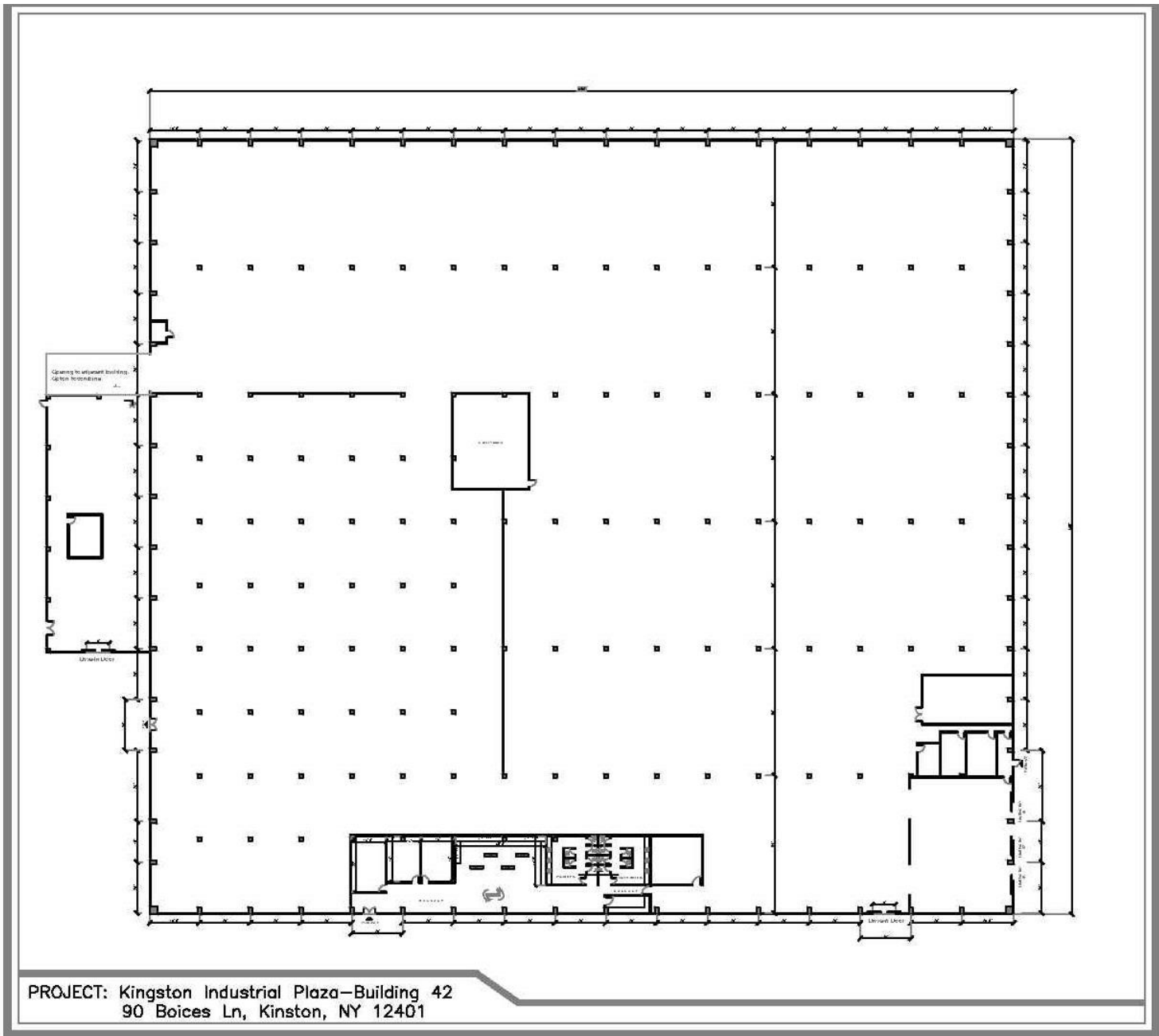
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BUILDING 42 FLOOR PLAN



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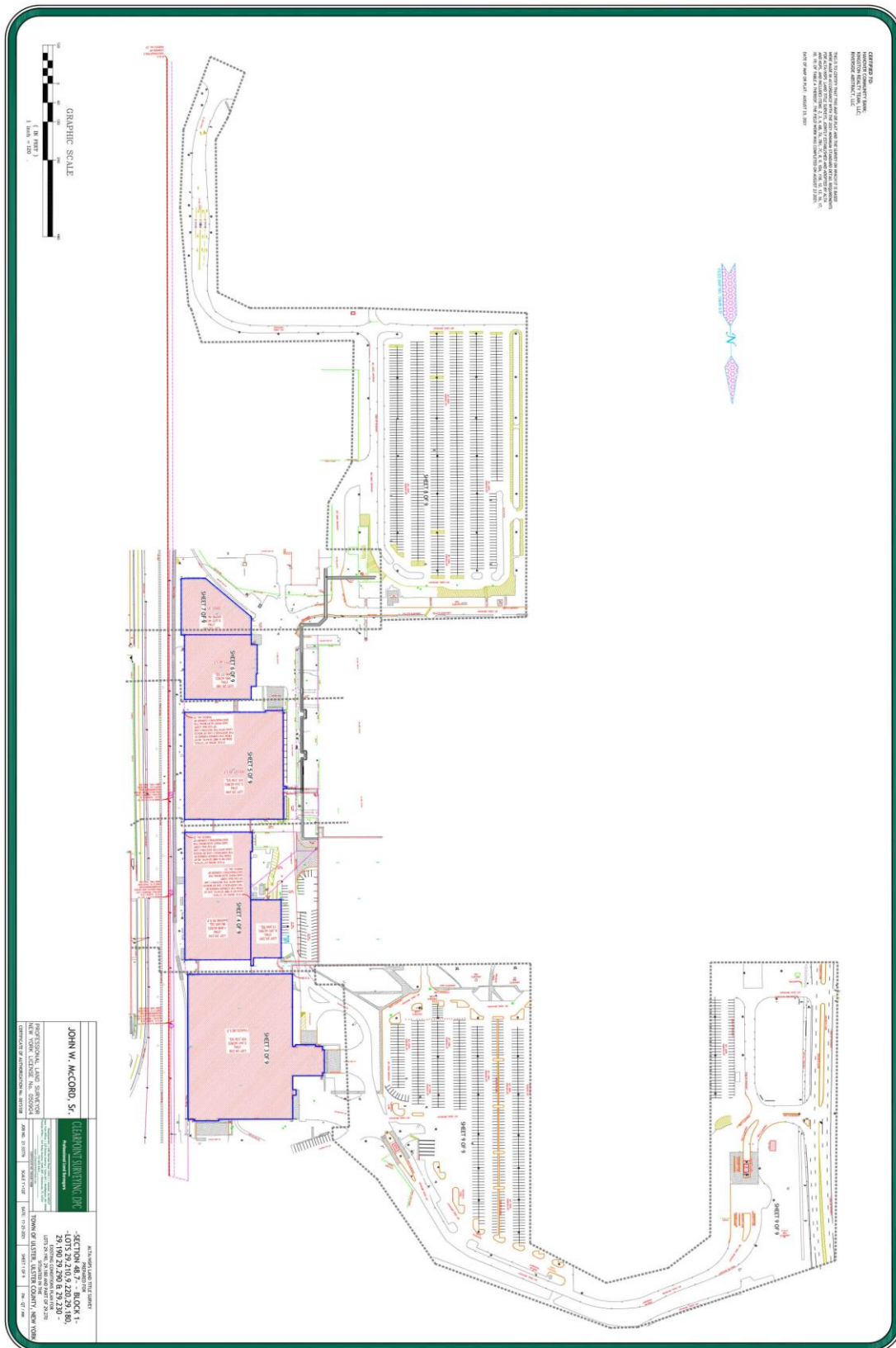
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SURVEY



LOCATION MAP



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