

# WEST YARD ROAD

FEURA BUSH, NY

**122,500 SF AVAILABLE ON 10.8 ACRES**

NEW CONSTRUCTION | DELIVERY Q1 2024



# PROPERTY SPECIFICATIONS



<b>AVAILABLE SPACE</b>	122,500 SF
<b>OFFICE SPACE</b>	To suit
<b>ACREAGE</b>	10.8 acres
<b>CEILING HEIGHT</b>	32'
<b>COLUMN SPACING</b>	50' W x 50' D
<b>LOADING DOCKS</b>	16
<b>DRIVE-INS</b>	2
<b>TRAILER PARKING</b>	9 spaces
<b>CAR PARKING</b>	60 spaces
<b>SPRINKLERS</b>	ESFR
<b>ELECTRICAL</b>	3,000 amp
<b>WAREHOUSE LIGHTING</b>	LED
<b>CONSTRUCTION</b>	Tilt up construction with 6" reinforced concrete slab
<b>UTILITIES</b>	Electric & gas provided by National Grid; municipal water & septic
<b>DELIVERY</b>	Q1 2024

SITE  
**PLAN**

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# LOCATION OVERVIEW

## KEY DISTANCES

<b>9.0 Miles</b> to I-87/NYS Thruway	<b>149 Miles</b> to New York City
<b>11.4 Miles</b> to Albany	<b>152 Miles</b> to Syracuse
<b>114 Miles</b> to Hartford	<b>171 Miles</b> to Boston

## LABOR STATISTICS

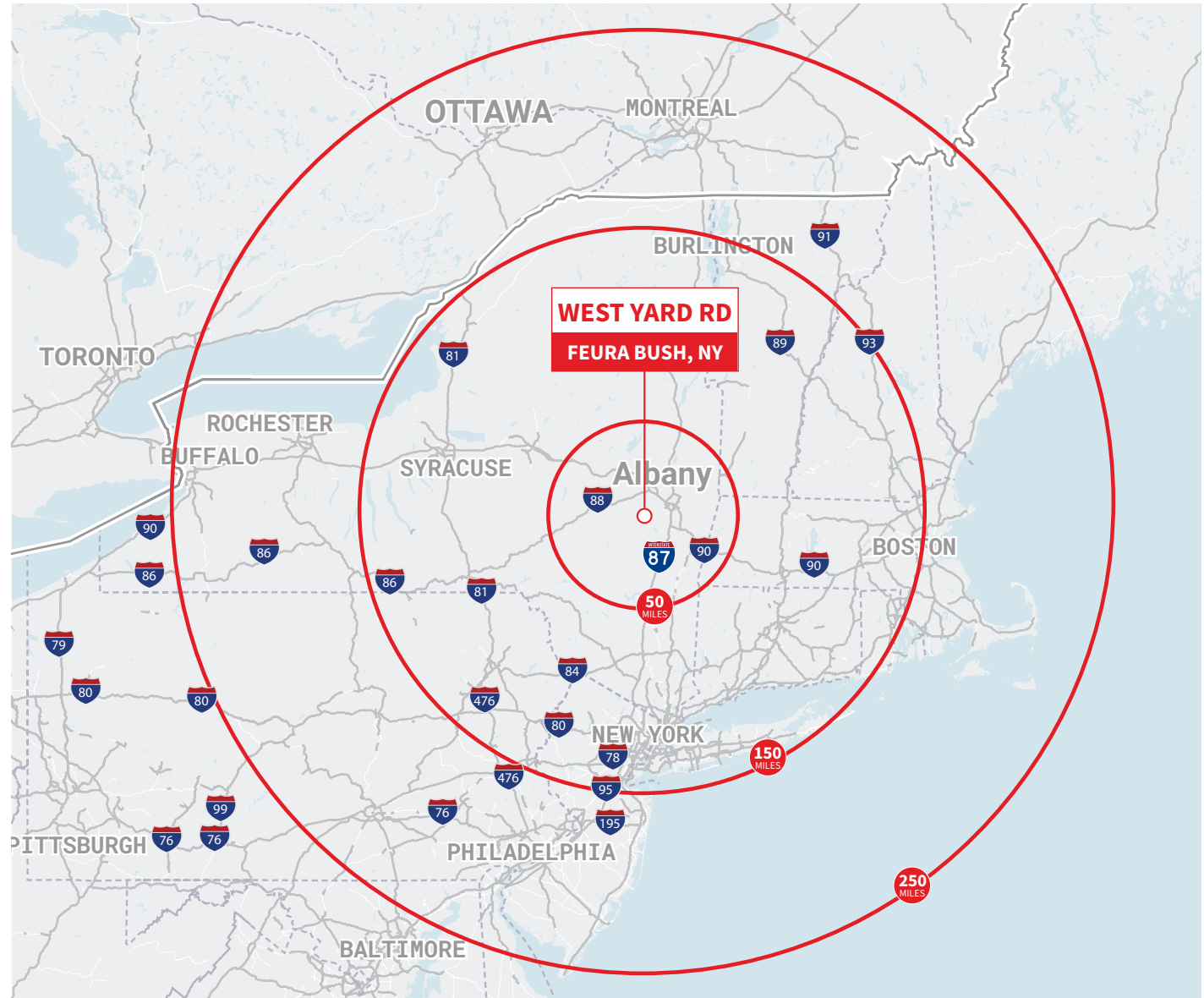
Transportation/warehouse workers

**26,591 workers**  
in 50-mile radius

**881,403 workers**  
in 150-mile radius

**1,277,038 workers**  
in 250-mile radius

[www.westyardrd.com](http://www.westyardrd.com)



## EXCLUSIVE LEASING



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