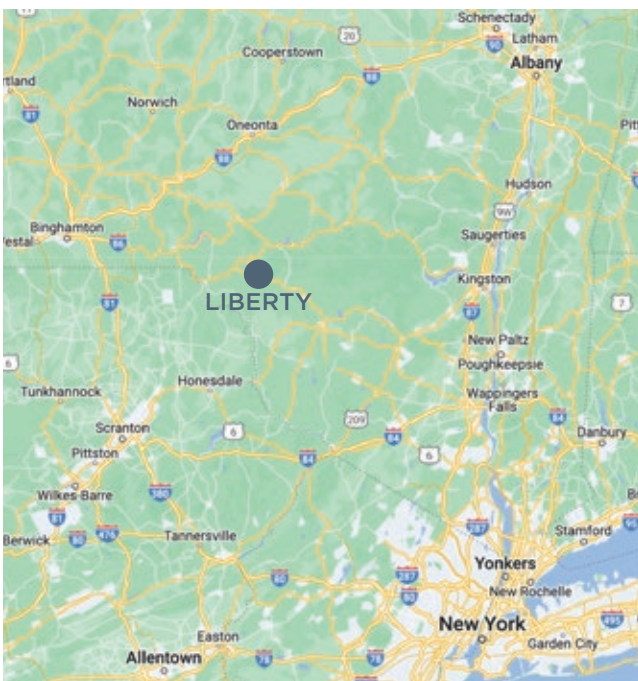


LIBERTY COMMERCE PARK



LOCATION:

Site is located less than 1 mile from exit 101 along highway NYS 17/ I-86 in the Town of **Liberty, NY** 90 miles from tri-state market area.

LAND:

109 acres zoned for Industrial Commercial use.

RANGE:

Preapproved 1 million sq. ft facility with a 55 ft height variance preapproved.



Marc Baez, CEO
198 Bridgeville Road
Monticello, NY 10701
845-794-1110
marc@scpartnership.com
scpartnership.com

NEAREST INTERSTATE:

NYS 17/ I-86 accessed at exits 101 and 102 from 1 to 1.5 miles away.

BUILDING HEIGHT:

55 ft.

INDUSTRY ACCOMMODATION:

Warehouse/logistics, wholesale, cold storage, manufacturing, processing, wood products and varied assembly processes.

ADVANTAGES

- Fully approved 1 million sq. ft with 55 height.
- Access to a tri-state marketplace of 24 million people within a 2-hour drive time.
- Optimal ingress and egress of raw materials, labor, finished goods along dedicated highway transportation system with I-84 and I-87 minutes away.
- Over 150,000 workers in the labor shed area.
- Lowest land and labor cost in Hudson Valley.
- Stewart International Airport is a 45-minute drive away.

QUALITY OF LIFE

- Optimal pace of living with easy access to metro area if needed. Comfortable environment for working families.
- Access to a wide range of outdoor recreational activities, including world class golf, hunting, fishing, biking, camping and more.
- First rate entertainment options such as Bethel Woods Center for The Arts, Resorts World Catskills Casino, Kartrite Indoor Water Park, micro-breweries, farm to table restaurants, family, and pet friendly municipal parks.
- Active and supportive government and business community.

