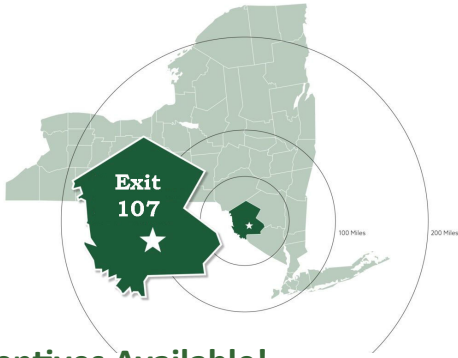


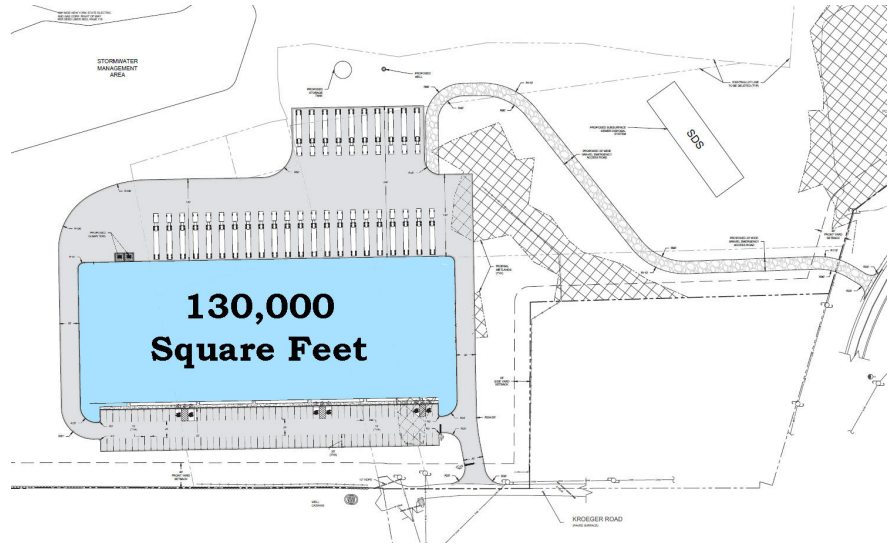
Bridgeville Industrial Site

Kroeger Road, "Bridgeville", Town of Thompson, Sullivan Co., NY

Excellent highway access
Just off Exit 107 of
NYS Rt 17/Interstate 84



Incentives Available!
Sullivan County is OPEN FOR BUSINESS



Designed for 130,000 square foot building with 21 docks

Engineered and Almost Approved



99 Acres

- ❖ All baseline engineering completed, including survey, topo, wetlands, traffic studies, etc.
- ❖ Public hearing completed.
- ❖ Situated right across from Exit 107 of NYS Route 17/I-86, this project has excellent interstate access.
- ❖ 35' ceiling heights permitted



(845) 744.2095



- ◇ RJ Smith, RE Associate Broker
RJ@randcommercial.com
- ◇ John Lavelle, RE Associate Broker
John.lavelle@randcommercial.com
- ◇ Dennis Gillespie, RE Salesperson
Dennis.gillespie@randcommercial.com



RJ Smith



John Lavelle



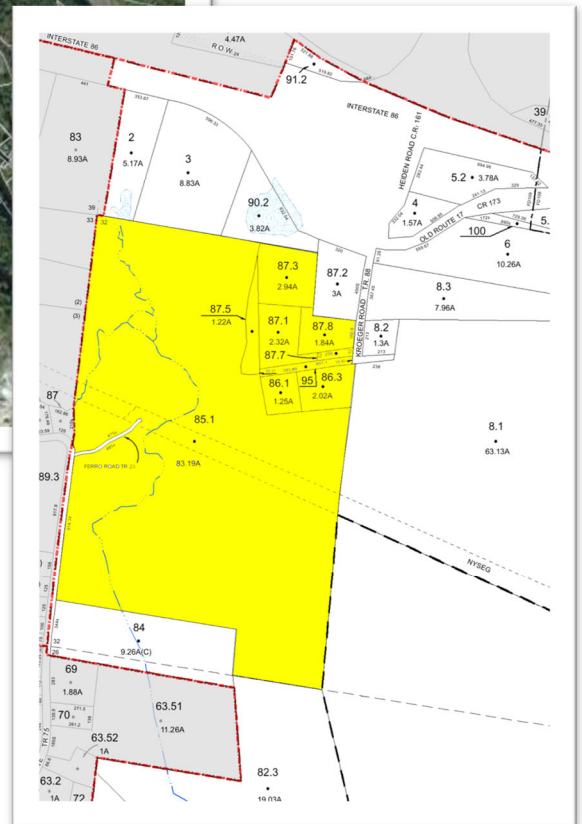
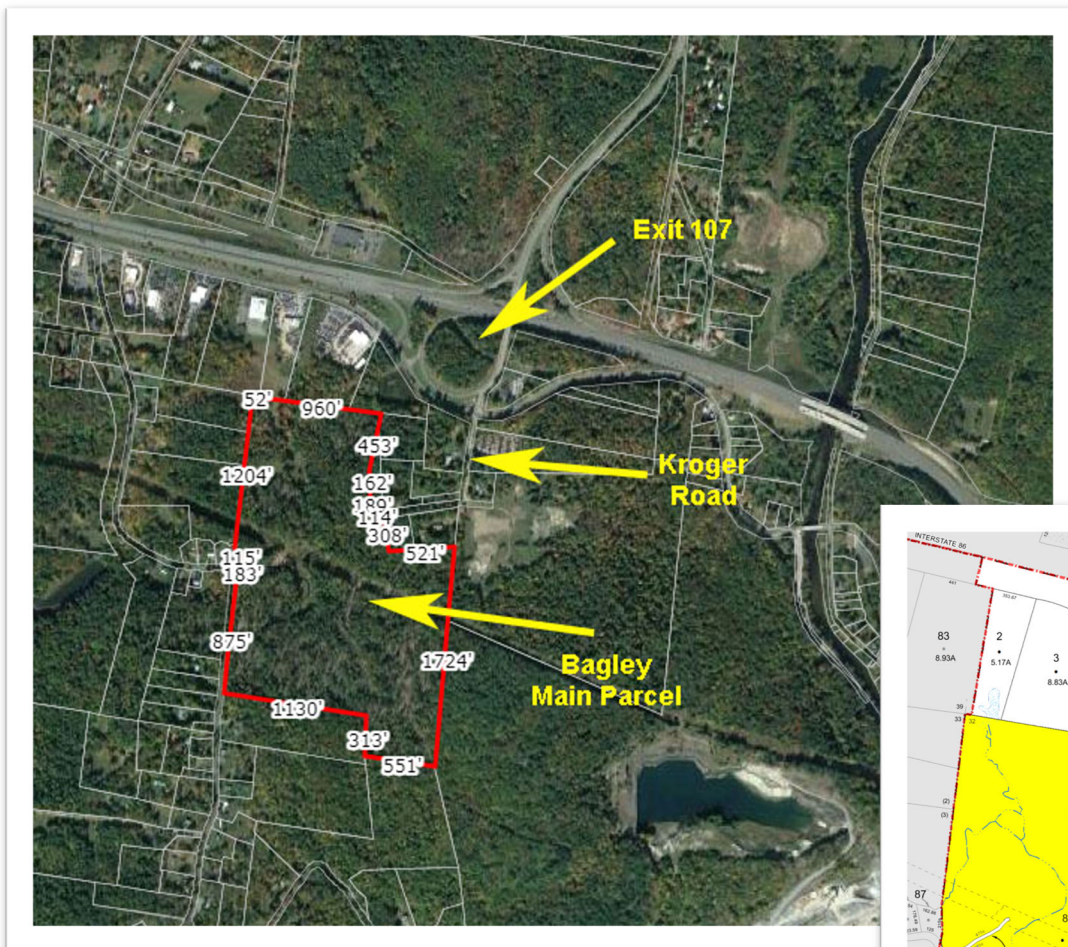
Dennis Gillespie

55 Main Street, Pine Bush, NY 12566

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Bridgeville Industrial Site



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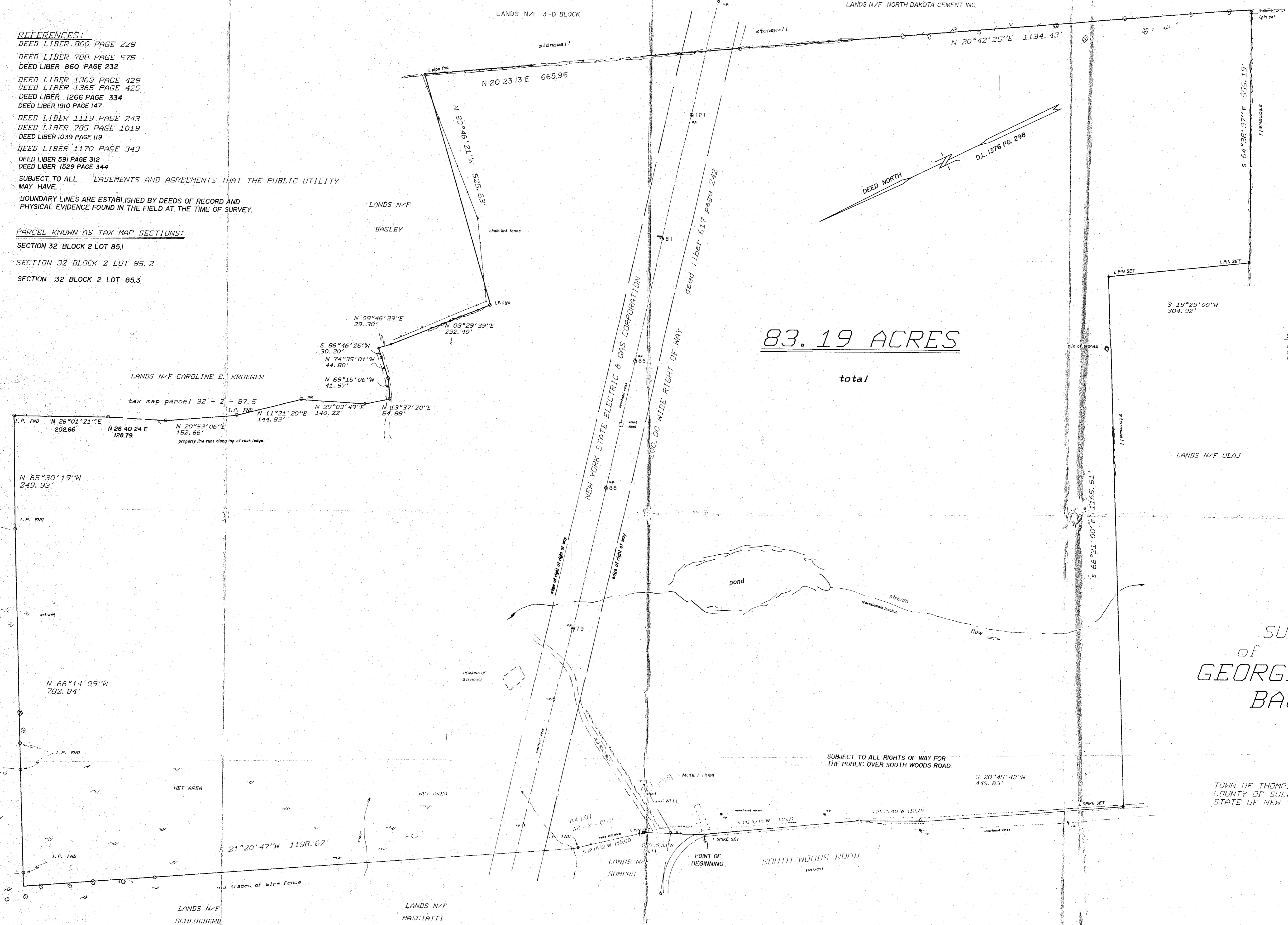
MATCH LINE TO SHEET NO. 47 OF 54 SHEETS

REV.	DR.	CK.	DATE	DESCRIPTION
				GLENN L. SMITH CONSULTING ENGINEER, P.C. P.O. BOX 156 • MONTICELLO, NEW YORK • 12701 TEL. 518-537-2222
CONCEPT SITE PLAN				
GEO. BAGLEY PROPERTY KROGER ROAD				
(T) THOMPSON • SULL CO. • N.Y.				
			DATE MAY 12, 2011	SHEET NO.
			REVISION	1
			SCALE 1" = 200'	
			DRAWN O.B.	
			CHECKED G.L.S.	
SEAL			JOB NO.	OF SHEETS

REFERENCES:
 DEED LIBER 860 PAGE 228
 DEED LIBER 788 PAGE 575
 DEED LIBER 860 PAGE 232
 DEED LIBER 1363 PAGE 429
 DEED LIBER 1365 PAGE 425
 DEED LIBER 1266 PAGE 334
 DEED LIBER 1910 PAGE 147
 DEED LIBER 1119 PAGE 243
 DEED LIBER 785 PAGE 1019
 DEED LIBER 1039 PAGE 119
 DEED LIBER 1170 PAGE 343
 DEED LIBER 591 PAGE 312
 DEED LIBER 1829 PAGE 344

SUBJECT TO ALL EASEMENTS AND AGREEMENTS THAT THE PUBLIC UTILITY MAY HAVE.
 BOUNDARY LINES ARE ESTABLISHED BY DEEDS OF RECORD AND PHYSICAL EVIDENCE FOUND IN THE FIELD AT THE TIME OF SURVEY.

PARCEL KNOWN AS TAX MAP SECTIONS:
 SECTION 32 BLOCK 2 LOT 85.1
 SECTION 32 BLOCK 2 LOT 85.2
 SECTION 32 BLOCK 2 LOT 85.3



83.19 ACRES
 total

SURVEY MAP
 of lands for
GEORGE BAGLEY

TOWN OF THOMPSON
 COUNTY OF SULLIVAN
 STATE OF NEW YORK

WETLANDS NOTES
 THE WET PONDING AREAS, SWAMPS AND STREAMS FOUND ON THE PREMISES MAY BE UNDER THE RULES AND REGULATIONS OF THE NEW YORK STATE D.E.C AND / OR THE ARMY CORP. OF ENGINEERS.

NO SUBSURFACE IMPROVEMENTS ARE SHOWN HERE-ON.

I HEREBY CERTIFY TO:
 GEORGE A. BAGLEY

That this is an accurate survey map based on a field survey performed by myself and that no surface encroachments exist except as shown

DANIEL J. O'BRIEN
 PROFESSIONAL LAND SURVEYOR

RD#4 BOX 401
 MIDDLETOWN, NEW YORK 10940
 (914) 355 - 3608

DANIEL J. O'BRIEN, P.L.S. N.Y.S. LICENSE NO. 049820

DATE:	JUNE 27, 1992
SCALE:	1" = 100'
FILE NO.	92 - 75

ZONING AND PLANNED UNIT DEVELOPMENT

250 Attachment 6

Town of Thompson

Schedule of District Regulations
CI Commercial Industrial District

[Amended 4-26-1988 by L.L. No. 2-1988; 6-7-2005 by L.L. No. 1-2005; 6-20-2006 by L.L. No. 5-2006; 7-1-2008 by L.L. No. 6-2008; 4-6-2010 by L.L. No. 3-2010; at time of adoption of Code (see Ch. 1, General Provisions, Art. I)]

Accessory Uses	Permitted Uses	Uses Subject to Site Plan Review and Special Use Permit	Minimum Required								Maximum Permitted		
			Lot Area	Lot Width (feet)	Lot Depth (feet)	Front Yard (feet)	Rear Yard (feet)	One Side Yard (feet)	Both Side Yards (feet)	Habitable Floor Area (square feet)	Density per Acre	Percentage of Lot Coverage	Building Height (feet)
Home occupations		Bed-and-breakfast and inns											
Processing and sale of farm produce		With central sewer	20,000 square feet	100	125	40	50	25	50	N/A	1.0	30%	35
		Without central sewer	40,000 square feet	150	150	50	50	35	70	N/A	1.0	30%	35
Keeping not more than 2 farm animals on lots of under 5 acres, provided that no animal housing or structure for the storage of any odor- or dust-producing substances is within 150 feet of any lot line		Summer camps, bungalow colonies, and campgrounds in accordance with §§ 250-31 and 250-34	10 acres	400	400	150	150	100	200	600, width not less than 1/3 the length of building	2.0	10%	35
Rental offices		Commercial recreational facilities, except drive-in theaters	3 acres	150	150	70	50	50	100	N/A	N/A	30%	35, plus 1 for each foot of side or rear yard in excess of 50, but in no event greater than 75
Related recreational uses not closer than 100 feet to any property line													
Dwellings for agricultural employees or security personnel engaged on the premises, provided that such dwellings are located at least 30 feet apart and no closer than 30 feet to any property line. Sewage disposal and water supply systems shall have the approval of the New York State Department of Environmental Conservation		Retail and service stores	40,000 square feet	150	150	50	50	35	70	N/A	N/A	30%	35
		Eating and drinking establishments	40,000 square feet	150	150	50	50	35	70	N/A	N/A	30%	35
1 sign identifying the permitted use, not to exceed 20 square feet in area, and which may be illuminated		Funeral homes	40,000 square feet	150	150	50	50	35	70	N/A	N/A	30%	35
		Motor vehicle service stations and public garages, in accordance with § 250-37	40,000 square feet	150	150	50	50	35	70	N/A	N/A	30%	35
Outdoor vending machines													
Nonflashing business signs related to a use on the same lot, provided that: The number of square feet of the gross surface area of all signs on a lot shall not exceed the number of linear feet of lot frontage. Each side of a building that abuts more than 1 street shall be considered a separate frontage. No sign shall project more than 18 inches from a wall to which it is affixed. There shall not be erected more than 1 freestanding sign on a lot and such sign shall not be more than 40 square feet in area; 20 feet in height and not less than 25 feet from the ROW of any public street		Hotels and motels:											35, plus 1 for each foot of side or rear yard in excess of 50, but in no event greater than 75
		With central sewer facilities	1 acre, plus 2,000 square feet/unit over 50 units	600	300	100	50	50	100	250 square feet	N/A	30%	
		Without central sewer facilities	10 acres, plus 10,000 square feet/unit over 12 units	600	300	100	50	50	100	250 square feet	N/A	30%	
		Public utility structures and rights-of-way	3 acres	150	150	50	50	50	100	N/A	N/A	15%	45
		Manufacturing and processing activities in accordance with § 250-23	3 acres	250	300	40	50	25	50	N/A	N/A	30%	35
		Warehouses and trucking terminals	3 acres	250	300	40	50	25	50	N/A	N/A	30%	35
		Junkyards, or salvage yards, in accordance with § 250-35	10 acres	Not less than 500 feet from any preexisting dwelling									
Outdoor storage in accordance with § 250-39		Bus station	In accordance with § 250-40D										
Rental autos in accordance with § 250-37D		Large-scale solar energy systems in accordance with § 250-92											