

# Industrial Development Site

STONY POINT, NY



OFFERING MEMORANDUM

**KW COMMERCIAL**

18 Laurel Road

New City, NY 10956

**PRESENTED BY:**

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## STONY POINT, NY

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# Executive Summary



SALE PRICE:	\$30,000,000
PRICE PER ACRE:	\$1,000,000
LOT SIZE:	30.0 Acres
ZONING:	Industrial
MARKET:	Hudson Valley
SUB MARKET:	Rockland County
CROSS STREETS:	Route 9W

## PROPERTY OVERVIEW

2 separate and contiguous lots (45 and 50 Holt) immediately available. Can be delivered cleared and levelled. Includes a 100,000 SF Building with a possible Rail Spur. Access by Barge from Hudson River possible. Perfect for big box warehouse distribution, perhaps a Medical Marijuana growing and dispensary complex, high speed data center, or solar farm. Many possibilities. Owner can build to suit.

## PROPERTY FEATURES

- All utilities accessible
- Includes a 100,000 SF building
- Rail Spur
- Build to Suit for single user
- 11 acre separate parcel with 100,000 SF building can be sold separately

## Property Description



### PROPERTY OVERVIEW

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### LOCATION OVERVIEW

Land near Hudson River waterfront in North Rockland County, with easy access to Route 9W corridor to Palisades Parkway, NY RT 287, Tappansee and Bear Mountain Bridges.

### RAIL SPUR

Inactive Rail Spur with loading platform and loading doors runs entire length of existing 100,000 SF building.

### ALL UTILITIES ACCESSIBLE

## Property Details

**INDUSTRIAL DEVELOPMENT  
SITE**

**WITH**

**"AMAZON" POTENTIAL**

**45 - 50 HOLT DRIVE  
STONY POINT, NY 10980**

**ZONING:**

Industrial -- Heavy  
Manufacturing

**FOUNDATION:**

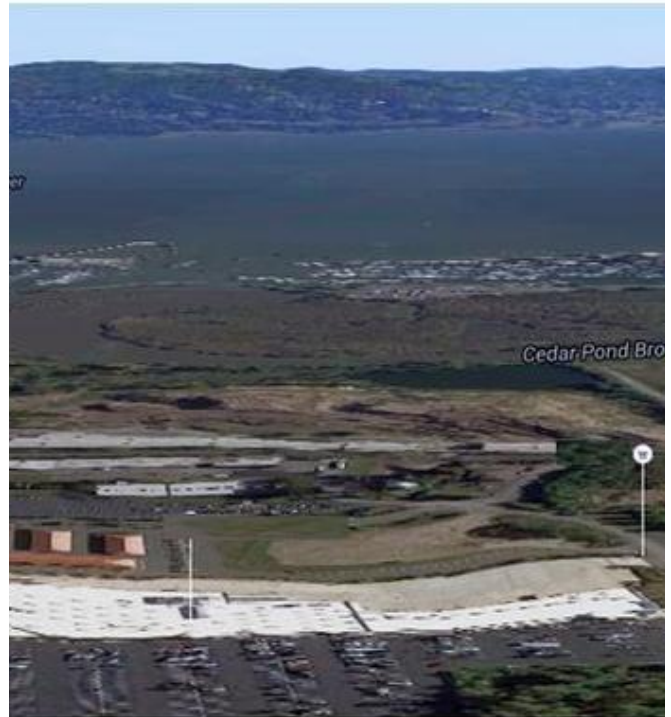
8" Concrete Flooring



# Complete Highlights

## PROPERTY HIGHLIGHTS

- All utilities accessible:
- Municipal water and sewer
- natural gas pipeline available
- 277 480 electric power capable
- Includes a 100,000 SF building with 31 ft ceilings
- Rail Spur with loading platform
- Build-to-Suit for single user possible



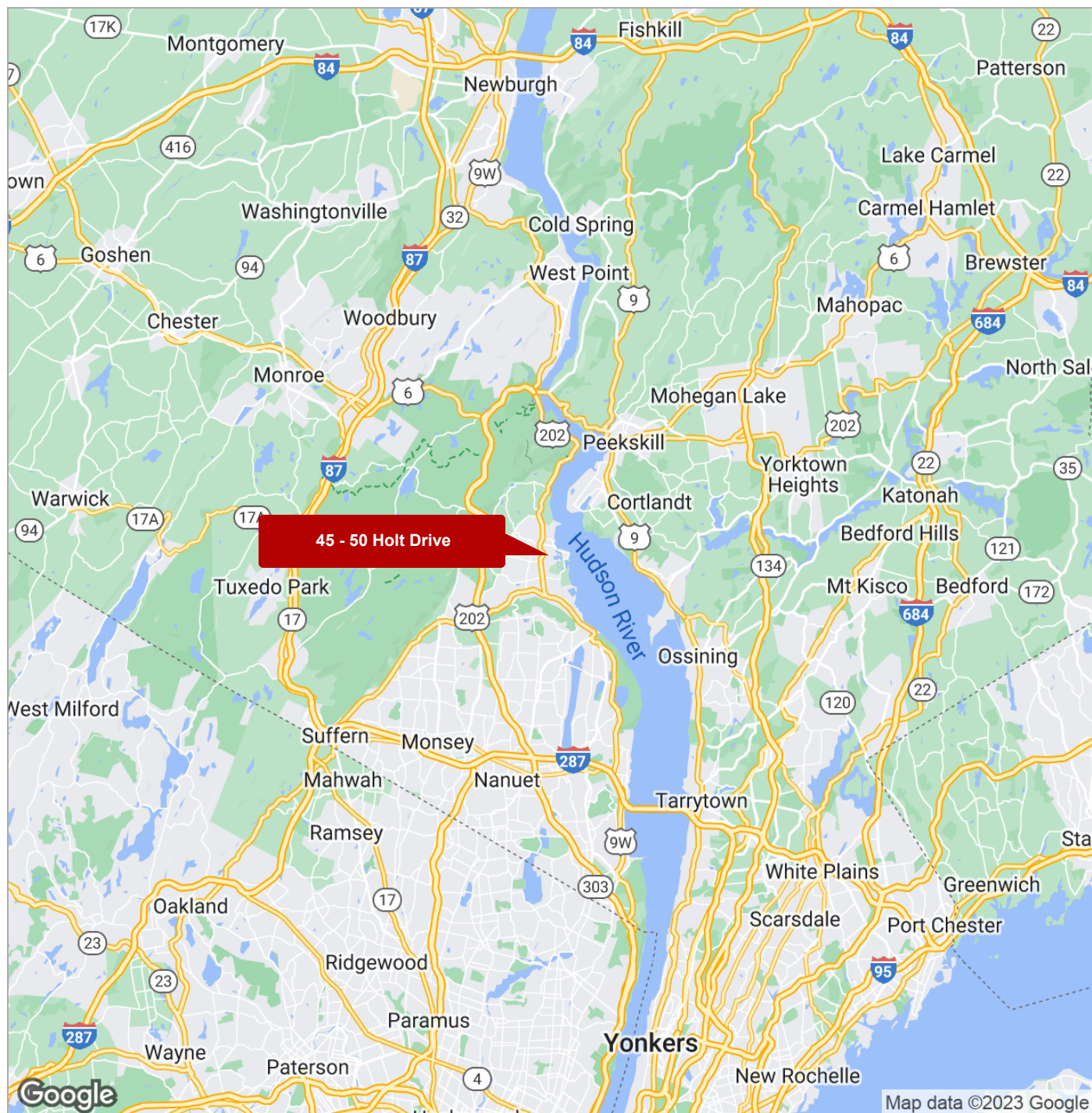


## Additional Photos



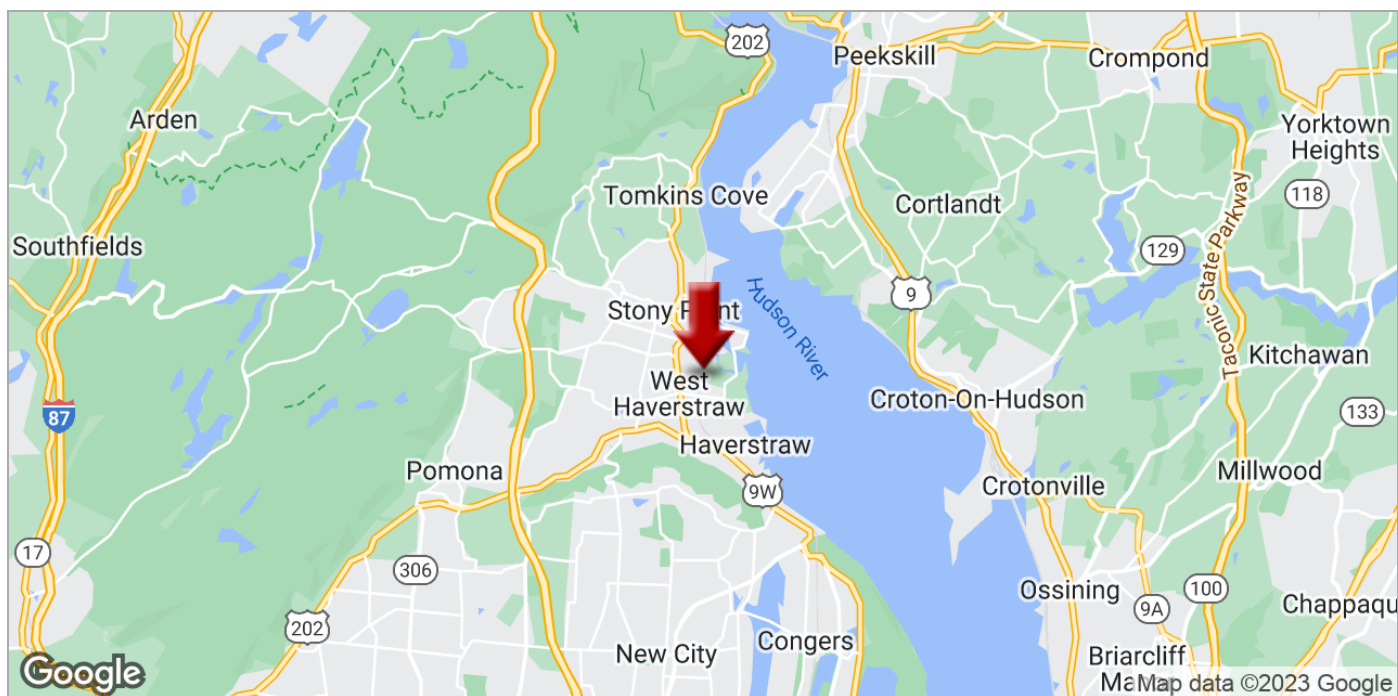
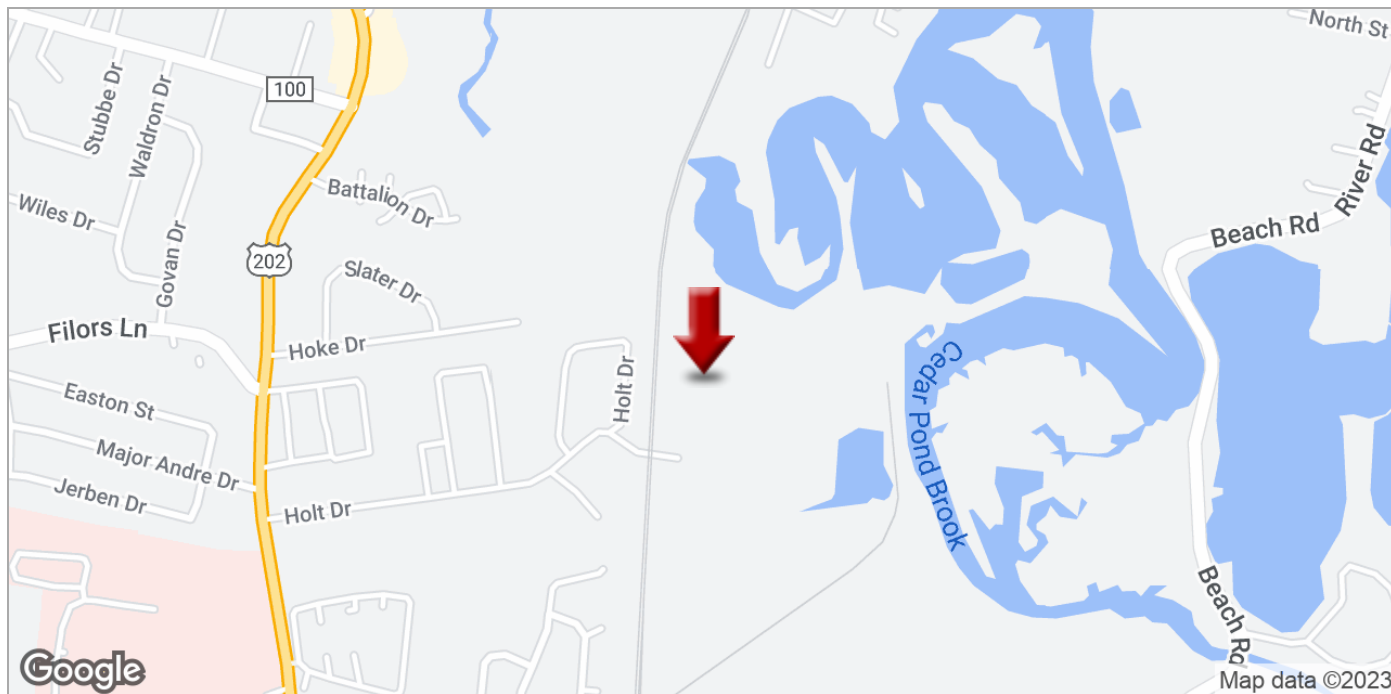


## Regional Map

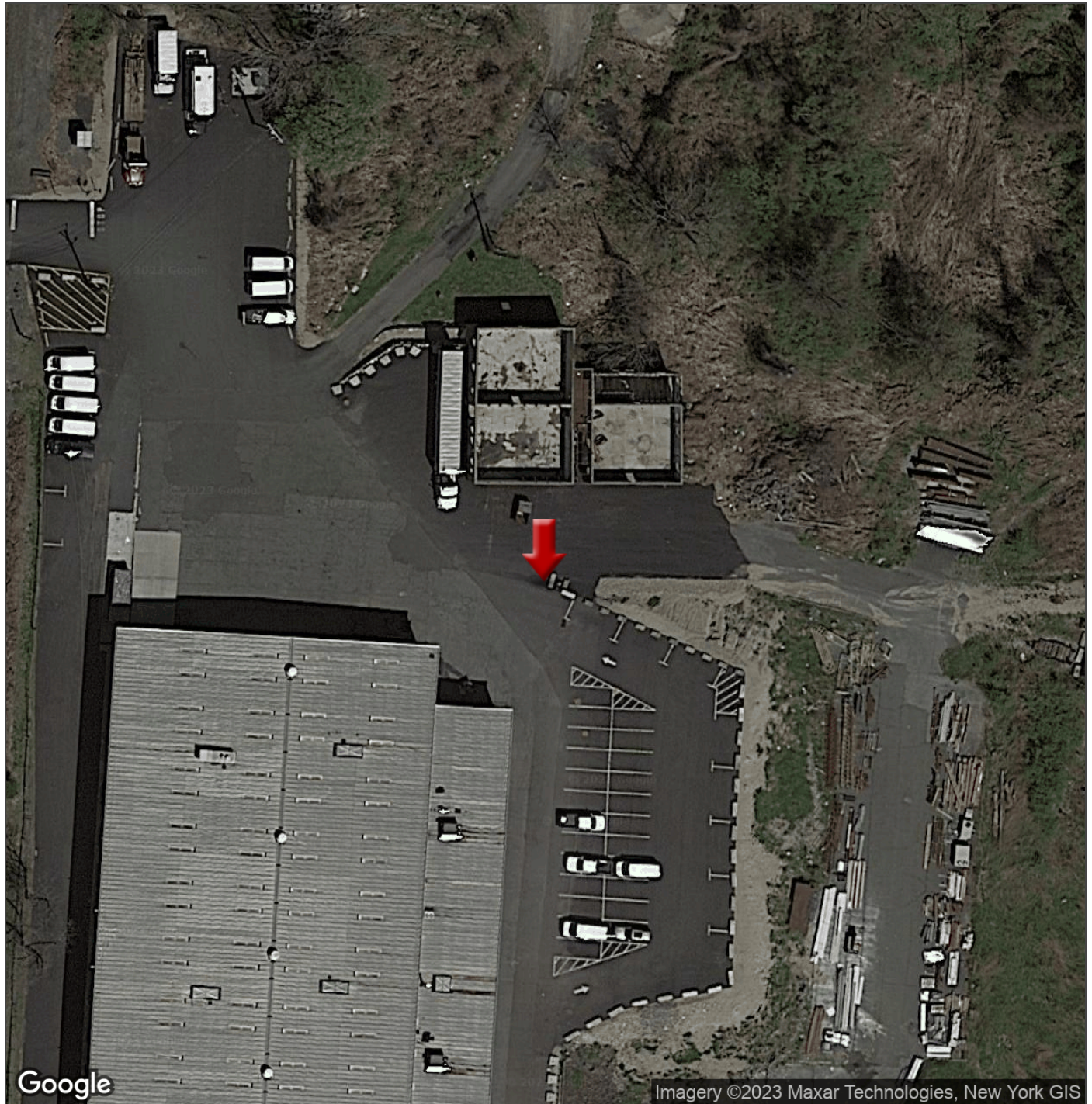




## Location Maps

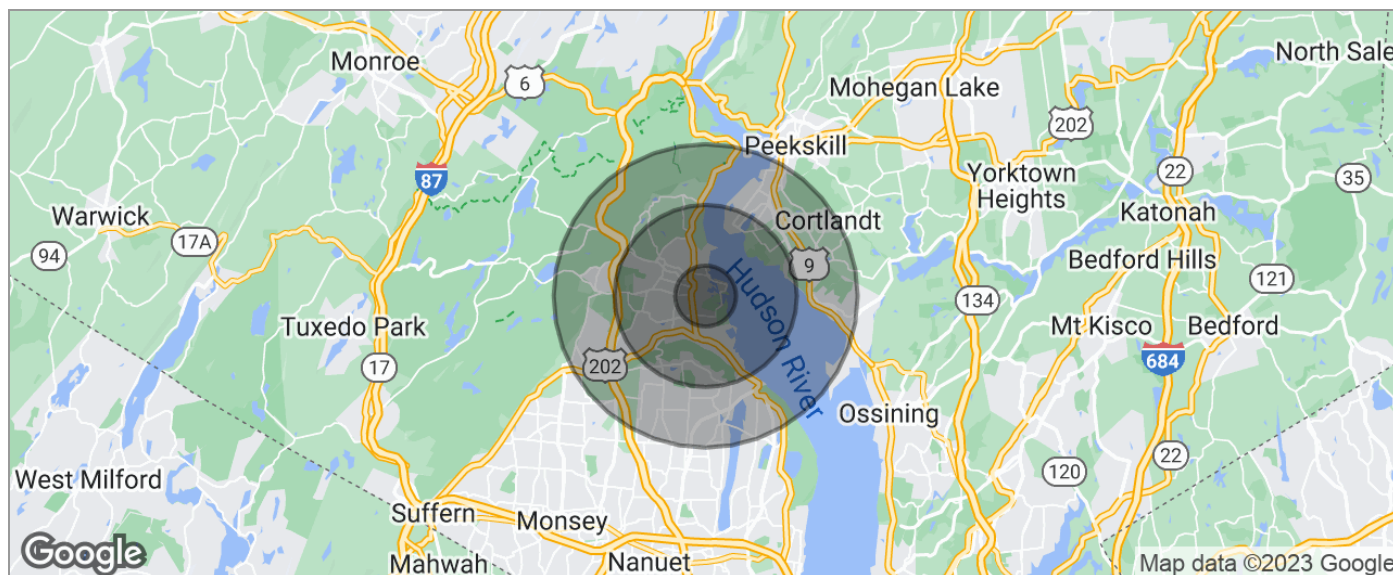


## Aerial Map





# Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,414	51,482	101,479
MEDIAN AGE	37.9	37.7	39.1
MEDIAN AGE (MALE)	38.3	37.3	38.5
MEDIAN AGE (FEMALE)	37.7	38.4	39.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,614	17,155	34,964
# OF PERSONS PER HH	2.8	3.0	2.9
AVERAGE HH INCOME	\$85,460	\$91,617	\$104,048
AVERAGE HOUSE VALUE	\$396,046	\$433,901	\$497,190
RACE	1 MILE	3 MILES	5 MILES
% WHITE	79.7%	76.2%	77.5%
% BLACK	10.3%	11.7%	9.8%
% ASIAN	3.0%	4.0%	5.1%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.1%	0.1%	0.1%
% OTHER	5.1%	6.6%	6.2%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	26.5%	30.9%	24.1%

\* Demographic data derived from 2020 ACS - US Census