

2025 YEAR IN REVIEW

INDUSTRIAL MARKET REPORT

LOWER HUDSON VALLEY, NEW YORK (ORANGE & DUTCHESS COUNTIES)



STANDBROKERAGE
COMPANY
4 Executive Park Drive
Albany, NY 12203
standardbrokerageco.com

TYLER CULBERSON, SIOR
President & Principal Broker
M: (518) 857-0586
O: (518) 618-0590, ext. 402
E: tculberson@standardbrokerageco.com

DANIEL SLOTE, SIOR
Associate Real Estate Broker
M: (518) 322-9752
O: (518) 618-0590, ext. 404
E: dsloate@standardbrokerageco.com

SHAUN MCDONNELL
Licensed Real Estate Salesperson
M: (203) 209-5095
O: (518) 618-0590, ext. 403
E: smcdonnell@standardbrokerageco.com

ABOUT THIS REPORT



Purpose

At Standard Brokerage Company, we believe market data should do more than report numbers — it should explain what those numbers mean for property owners, tenants, investors, and municipalities making real estate decisions in real time. This report was created to provide a clear, practical understanding of the industrial real estate landscape across the Hudson Valley, with a focus on Dutchess and Orange County, New York.



Markets Covered

Dutchess and Orange County continue to emerge as critical components of the Northeast logistics, distribution, and light manufacturing network. Their proximity to major population centers, access to interstate highways, rail service, and available industrial land make these markets increasingly attractive to companies seeking operational efficiency without the constraints of dense urban environments.



What You'll Find Inside

- Market fundamentals and inventory insights
- County-specific context around infrastructure, accessibility, and available sites
- Notable transactions, developments, and incentive-backed projects
- Key metrics including availability, leasing activity, and development momentum

Together, these elements paint a picture of not just where the market stands today, but where it is heading.



Who This Report Is For

- Industrial property owners evaluating asset performance
- Tenants and users considering expansion or relocation
- Investors and developers assessing market opportunity
- Municipal leaders and economic development professionals tracking growth



What the Data Tells Us

The data presented here reflects how infrastructure, geography, and market demand translate directly into industrial real estate activity. Trends in leasing, development, and occupancy provide insight into how supply chains are evolving and why companies continue to choose the Hudson Valley as a strategic operating location.

What It Means

Ultimately, this report serves as a resource for understanding how and why industrial real estate in the Hudson Valley is evolving. It connects market statistics with on-the-ground perspective to help readers interpret what current conditions signal for future growth, site selection, investment strategy, and long-term occupancy across the region.



ABOUT ORANGE & DUTCHESS COUNTY

Orange County



Orange County's robust infrastructure facilitates the production of goods and services, and distribution of finished products to markets. With three interstate highways, an international airport, extensive rail service, and both the Hudson and Delaware Rivers flanking its borders, all of Orange County's 816-mile land area is easily accessible by any mode of transportation. With New York City within 45 miles, and Albany, Boston, Hartford, and Philadelphia within 200 miles, the region is a prime logistics and distribution hub serving companies such as Amy's Kitchen, C & S Wholesale Grocers, Amscan, Cardinal Health, UNFI, Amazon, and Medline. This connectivity, combined with industrial parks, warehouse facilities, and development-ready sites, continues to attract distribution, manufacturing, and e-commerce users seeking efficient access to the Northeast consumer base while avoiding the constraints of denser urban markets.

Dutchess County



Dutchess County's strategic location and transportation network make it an increasingly attractive environment for industrial users, manufacturers, and logistics operators. Anchored by Interstate 84 and the Taconic State Parkway, supported by Metro-North rail service, and positioned along the Hudson River, the county offers efficient regional connectivity for the movement of goods and workforce access. Within 45 miles of New York City and centrally located between Albany, Hartford, and the broader Northeast corridor, Dutchess County functions as a practical distribution point for companies seeking proximity to major population centers without the constraints of urban markets. This accessibility, combined with available industrial sites, business parks, and incentive-supported development initiatives, continues to position the county as a viable hub for warehouse, flex, and light manufacturing operations serving the greater Northeast market.

401K

POPULATION

188K

LABOR FORCE

27.5M

PEOPLE WITHIN
100 MILE RADIUS

37.1

MEDIAN AGE

34.4

AVG. COMMUTE
TIME, MINUTES

297K

POPULATION

150K

LABOR FORCE

27.5M

PEOPLE WITHIN
100 MILE RADIUS

42.9

MEDIAN AGE

32

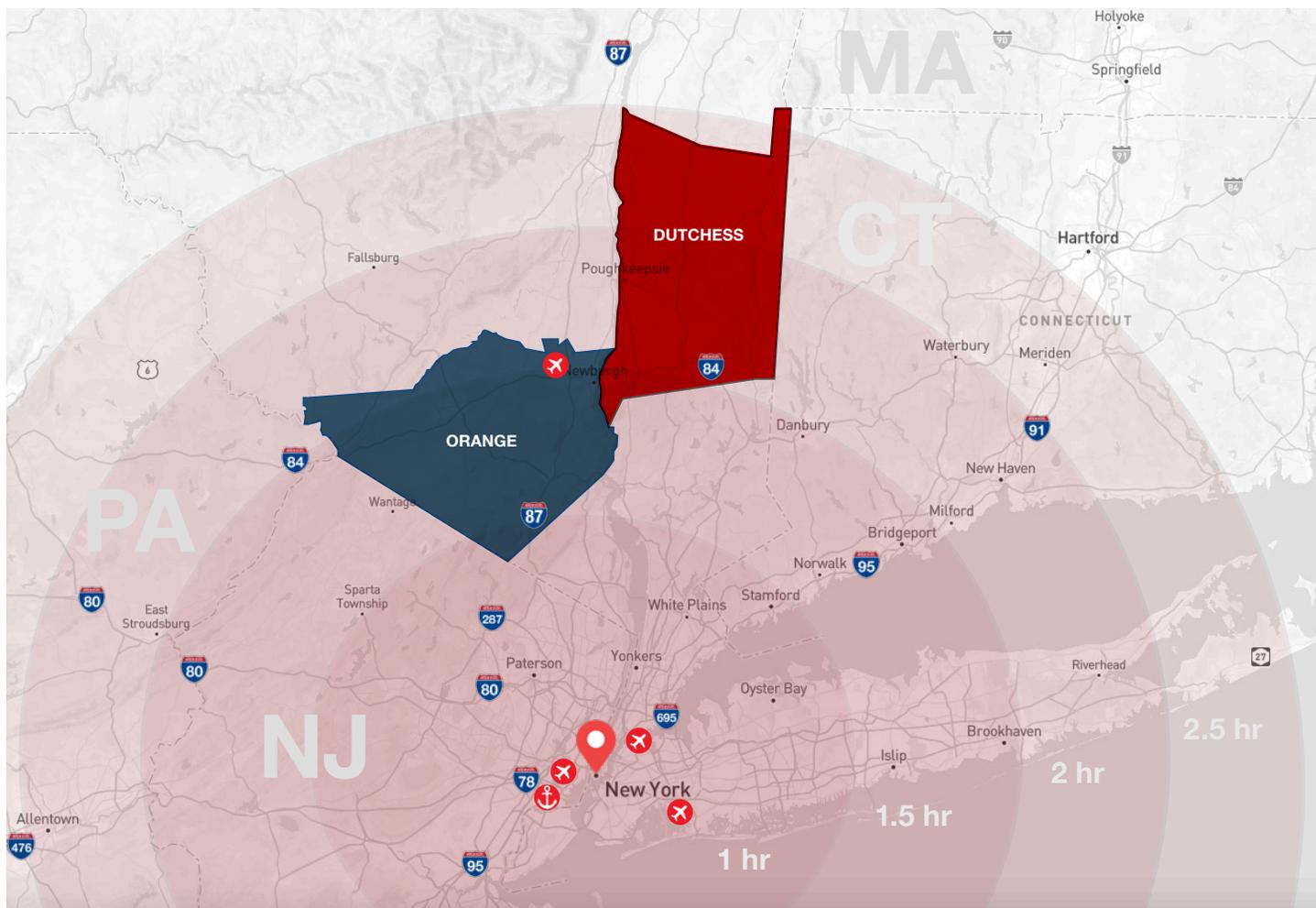
AVG. COMMUTE
TIME, MINUTES



LOWER HUDSON VALLEY (ORANGE & DUTCHESS COUNTIES) COMMUTE

Central Northeastern Locations NYC Drive Times

New York City	43 miles
Port of Newark	69 miles
Albany, NY	101 miles
Hartford, CT	119 miles
Philadelphia, PA	151 miles
Boston, MA	222 miles
Washington DC	273 miles
Buffalo, NY	318 miles
Montreal, Canada	327 miles



4 Hour Drive Time Map



 <p>HIGHWAYS</p> <ul style="list-style-type: none"> • Interstates 84 & 86 • Adirondack Northway (I-87) • Route 17 	 <p>AIR SERVICE</p> <ul style="list-style-type: none"> • Stewart International Airport • Orange County Airport 	 <p>FREIGHT RAIL</p> <ul style="list-style-type: none"> • CSX Corp. • Norfolk Southern • Middletown & New Jersey Railroad 	 <p>PASSENGER SERVICE</p> <ul style="list-style-type: none"> • Metro-North Railroad • NJ Transit • Coach USA/Shortline • Amtrack
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RECENT TRANSACTIONS AND HEADLINES



Garonit Pharmaceuticals



Superior Pack Group

Garonit Pharmaceuticals: This Indian pharmaceutical firm announced a \$46.1 million investment into the world's largest chlorhexidine gluconate manufacturing facility. The 150,000 SF facility is expected to break ground in 2026 and create 100 life sciences jobs when it is completed. This product is essential for various medical and dental products to kill bacteria and prevent infections. [\[Link\]](#)

Balchem Corporation: This nutritional products manufacturer is working to construct a 90,000 SF facility that would encompass office, manufacturing, and warehouse space at 36 Fini Drive in the Town of Walkill. The facility reflects a \$36 million investment in the market where they already have an existing presence. [\[Link\]](#)

Superior Pack Group: This specialty food and candy processor signed a sublease for 241,800 SF at 3303 Route 6 in Middletown to expand production capacity. This 2021 constructed Class A facility is fully climate controlled with 36-foot clear heights. The sublease from Wineshipping runs through February 2031. [\[Link\]](#)



84 x 684 Crossing



Balchem Corporation



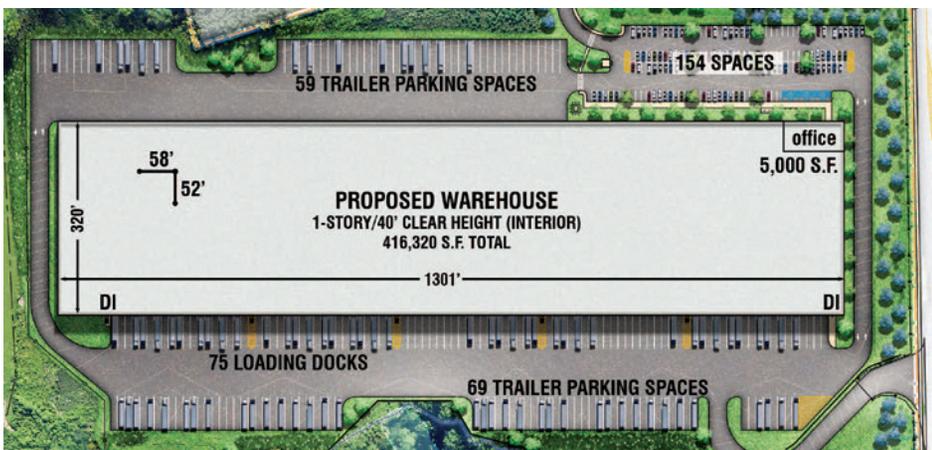
Galaxy Rail Yard Site

Galaxy Rail Yard Site: This project is being redeveloped into the Switchyard Terminal for Economic & Advanced Manufacturing (S.T.E.A.M. Rail Park) with the goal of attracting advanced manufacturing, food & beverage, life sciences, and other innovation-driven industries to Orange County. The property, which is situated in the Village of Maybrook and Town of Montgomery, received \$25 million in New York State funding for site preparation and infrastructure build out. The multimodal access facility has six pad sites ranging from 60,000 SF to 450,000 SF. [\[Link\]](#)

84 x 684 Crossing Sale: The 303,100 SF Class A new construction located at 101 Pugsley Road is part of the Lincoln Logistics 84 x 684 Crossing which sold in October 2025. This rare Class A transaction in the Lower Hudson Valley sold for \$70,000,000 to New York based Sagehall LLC. The transfer comes shortly after the recently signed lease with Lesser Evil Foods for a 75-month term at \$15.75 per SF base rent with 3% annual escalations. The property went to market with an \$80 million asking price and reportedly had 5 – 10 offers. The sale price implies a capitalization rate of 6.82%. Building B within the park is 618,000 SF was not part of this transaction and is currently vacant. [\[Link\]](#)



FEATURED PROPERTIES



Project Name: Newburgh South Logistics Center

Address: 700 South Street, Newburgh NY

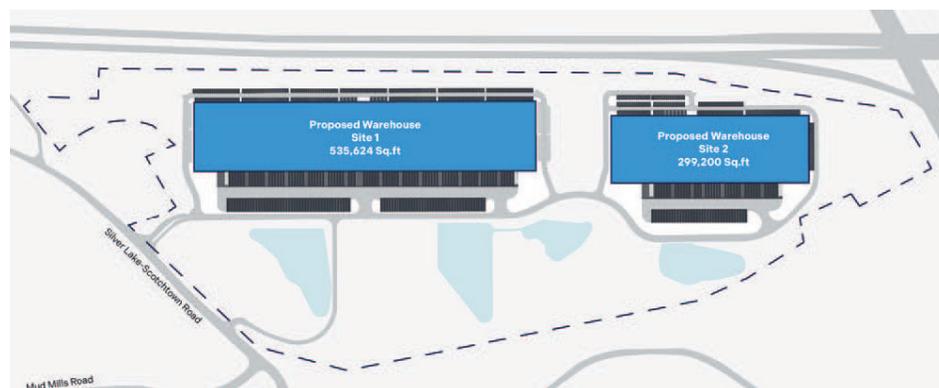
Developer: Brookfield Properties

Proposed Size: 416,320 SF

Building Stats: Single load with 40 ft clear and 75 loading docks

Delivery: Q3 2026

Notes: Brookfield Properties broke ground in Spring 2025 on a speculative industrial development at 700 South Street in the City of Newburgh, marking the firm's second project in the local market. Located less than half a mile from Exit 37 of Interstate 84, the project is expected to deliver in Q3 2026. Notably, it is the first speculative industrial development exceeding 200,000 square feet to be constructed in the City of Newburgh in more than five years.



Project Name: Golden Triangle Logistics Center

Address: 350 & 360 Silver Lake Scotchtown Road, Middletown, NY

Developer: Crow Holdings

Proposed Size: 535,063 SF (Phase 1) & 299,200 SF (Phase 2)

Building Stats: Phase 1: Single load 36 ft clear with 88 loading docks

Phase 2: 36 ft clear with 38 loading docks

Delivery: Phase 1 Delivered Q3 2025

Notes: In June 2024, Crow Holdings acquired the fully entitled Golden Triangle Logistics Center from Vision Real Estate Partners. Site work and initial construction began shortly thereafter, with Phase I delivered in Q3 2025. The project also includes significant off-site infrastructure improvements, including traffic upgrades along Route 211. As of year-end 2025, Phase II construction has not commenced, and Phase I remains vacant.



FEATURED PROPERTIES



Project Name: 84 x 684 Crossing
Address: Route 312 and Pugsley Road, Brewster NY
Developer: Lincoln Equities Group
Proposed Size: 303,100 SF & 618,000 SF
Building Stats: **Building A:** Single load with 40 ft clear and 56 loading docks
Building B: Single load with 40 ft clear and 120 loading docks
Delivery: Q4 2024

Notes: Lincoln Equities Group completed the two-building complex known as 84 x 684 Crossing in Brewster in Q4 2024. The property is located approximately one mile from Interstate 84 and eight miles from the New York–Connecticut border, providing strong regional access. LesserEvil, an organic snack manufacturer, signed a six-year lease for 303,100 square feet in Phase I at a reported rate of \$15.75 per square foot. As of year-end, Phase II remains vacant, totaling approximately 618,000 square feet. The project is notable for its use of private utilities and the significant off-site traffic improvements required to support the development.



Project Name: Matrix I-84 Distribution Center
Address: Route 17k at Interstate 84, Newburgh, NY
Developer: Matrix Development
Proposed Size: 595,000 SF
Building Stats: Cross dock with 40 ft clear height and 117 loading docks
Delivery: Q3 2026

Notes: Matrix commenced building construction in Q3 2025 on a 595,000-square-foot logistics center, having previously completed a portion of the site and pad preparation. The property features frontage along Interstate 84 and Route 17K, with immediate access to Exit 34, offering strong regional connectivity. This development represents the latest project from Matrix, one of the largest and longest-tenured industrial developers in the Orange County market.



FEATURED PROPERTIES



Project Name: I-84 Orange County Logistics Center

Address: 14 Moosilauk Drive, Montgomery, NY

Developer: Ridgecut Road

Size: 146,075 SF

Building Stats: Single load with 36 ft clear and 31 loading docks

Delivery: Q1 2026

Notes: Ridgecut Road, a New Jersey-based developer, broke ground on its first project in the region in the Town of Montgomery. The facility offers some of the best highway accessibility in the submarket and represents a unique opportunity for a single-tenant user in this size range.



Project Name: 39 Police Drive

Address: 39 Police Drive, Goshen, NY

Developer: RDM Group

Proposed Size: 117,500 SF

Building Stats: Single load with 36 ft clear and 28 docks

Delivery: Q4 2025

Notes: The developer completed the building following a construction delay of more than 12 months. The project features a flexible configuration designed to accommodate smaller users, with a 120-foot building depth allowing for adaptable demising options and a broader range of tenant sizes.

FEATURED PROPERTIES



Project Name: Slate Hill Logistics Center (Phase 1)

Address: 22 McBride Road, Slate Hill, NY

Developer: Scannell Properties

Size: 925,000 SF approved (seeking amendment)

Acreage: 86 Acres

Commencement: Anticipated 2026

Notes: Scannell Properties previously secured approvals for a 925,000-square-foot, single-story distribution facility intended for Amazon. In 2025, Amazon shifted to a multi-story prototype requiring a building height of approximately 105 feet, necessitating additional municipal approvals and revisions to the original development plan.



Project Name: Slate Hill Logistics Center (Phase 2)

Address: 22 McBride Road, Slate Hill, NY

Developer: Scannell Properties

Size: 875,000 SF

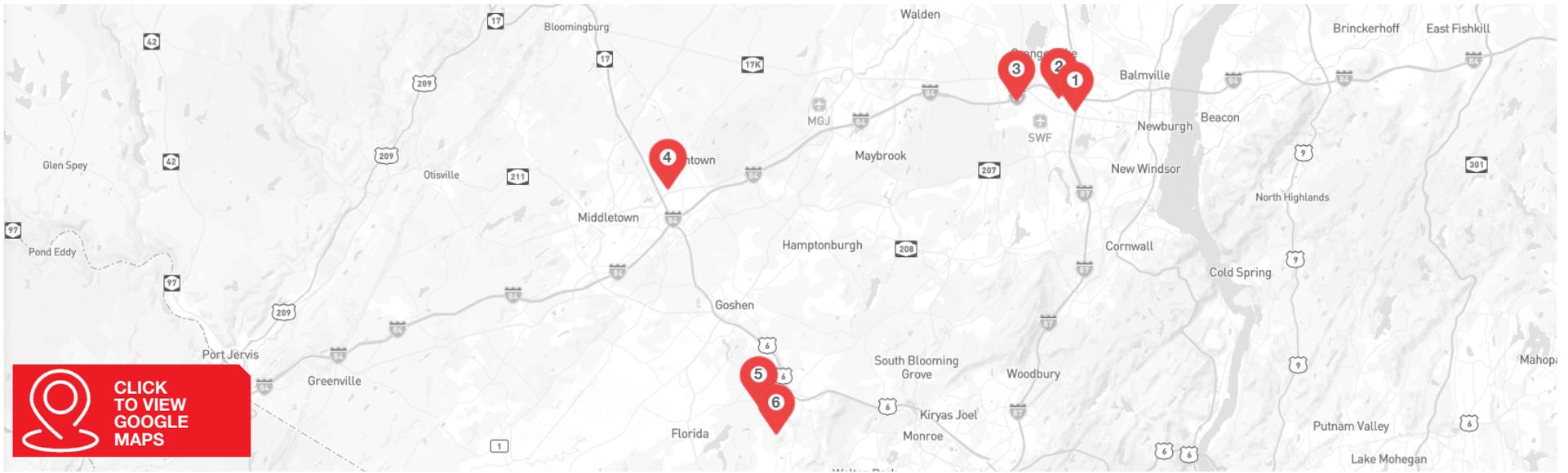
Acreage: 75

Commencement: Q4 2025

Notes: Scannell Properties commenced site work in December 2025 for the second phase of Slate Hill Commerce Park. Construction is expected to continue through 2026, with anticipated delivery in late Q4 2026 or early Q1 2027. At this scale, the project represents the largest single industrial building currently under construction in the market.



NOTABLE SECOND GENERATION SPACES

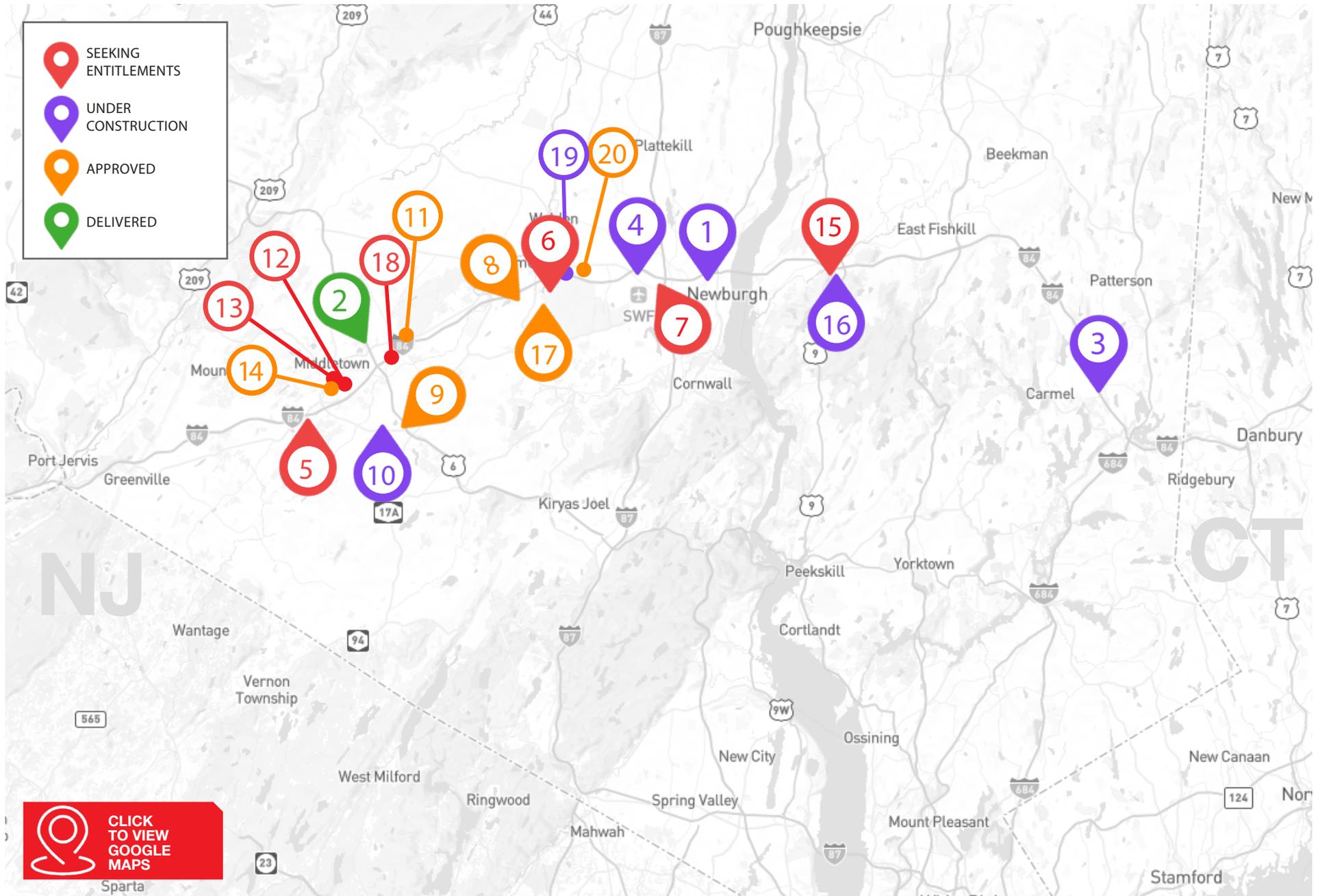


ADDRESS	MUNICIPALITY	BUILDING SIZE	YEAR BUILT	AVAILABLE SQ. FT.	PRIOR TENANT	REASON FOR AVAILABILITY
1. 108 Route 17K	Newburgh	565,000	2017	248,000	AMSCAN	Party City Bankruptcy
2. 1500 Corporate Blvd	Newburgh	504,870	1992	504,870	C & S Wholesale Grocers Inc.	Available for Sublease
3. 3 Enterprise Drive	Newburgh	348,673	1985	180,000	UNFI	Moved to a Larger Facility
4. 103 Tower Drive	Middletown	76,700	2021	76,700	Sonneman	Available for Sublease
5. 47 Elizabeth Drive	Chester	878,460	2001	878,460	AMSCAN	Party City Bankruptcy
6. 29 Elizabeth Drive	Chester	401,746	1999	401,746	Pep Boys	Auto Plus Bankruptcy

The Lower Hudson Valley has typically achieved a mid-single digit vacancy rate across all industrial property types. This rate has uncharacteristically soared over the past ±12 months as several notable, large blocks of space have come back to market. These availabilities have been due to various reasons, but the most significant impact recently was due to the bankruptcy filing by Party City. Affiliates of the company operated locally as AMSCAN and occupied two large blocks of space including the entire 878,460 SF block at 47 Elizabeth Drive. UNFI shuttered their facility at 3 Enterprise Drive as they relocate to a larger facility on Neelytown Road. C&S Grocers has been out for sublease on their former facility for 5 years as they shuttered the plant upon losing the contract to Ahold Delhaize who opted to self-distribute to their facilities.



DEVELOPMENT PIPELINE



 **CLICK TO VIEW GOOGLE MAPS**



DEVELOPMENT PIPELINE

ADDRESS	MUNICIPALITY	COMPLEX NAME	DEVELOPER	SQ. FT.	STATUS	DELIVERY
1. 700 South St.	Newburgh	Newburgh South Logistics Center	Brookfield Properties	416,320	Walls Tilted	Q3 2026
2. 350 & 360 Silver Lake Scotchtown Rd.	Middletown	Golden Trinagle Distribution Center	Crow Holdings	849,570	Delivered	Q3 2025
3. Route 17k at Interstate 84	Newburgh	Matrix I-84 Distribution Center	Matrix Development Group	595,000	Walls Tilting	Late 2026
4. 22 McBride Rd. (Phase 1 & 2)	Slate Hill	Slate Hill Logistics Center	Scannell Properties	925,000 & 875,000	Site Work Underway	Early 2027
5. Beaver Dam Rd./Neeleytown Rd.	Montgomery	Neelytown Business Park	RDM Group	1,128,270	Seeking Entitlements	—
6. 0 Route 17A	Goshen	—	Treetop Companies	500,000	Seeking Entitlements	—
7. 2602 Route 17M	Goshen	—	RDM Group	300,000	Seeking Entitlements	—
8. 36 Fini Dr.	Wallkill	—	RDM Group	101,000	Approved	—
9. 79 Dolstontown Rd.	Middletown	—	RDM Group	532,000	Approved, Pad Ready	—
10. 102-128 Dolson Ave.	Middletown	—	RDM Group	215,000	Under Construction	—
11. 1081 Dolsontown Rd.	Middletown	—	RDM Group	241,000	Site Cleared	—
12. 387 Route 9	Fishkill	—	Scannell Properties	388,800	Seeking Entitlements	—
13. 455 Route 9	Fishkill	Former Dutchess Mall	Crow Holdings	350,166	Seeking Entitlements	—
14. 230A & 230B Neelytown Rd.	Montgomery	—	RDM Group	245,000	Approved, Pad Ready	—
15. 60 Sullivan Ln.	Middletown	Riverside Corporate Park	Treetop Companies	1,355,000	Seeking Entitlements	—
16. 14 Moosilauk Dr.	Montgomery	I-84 Orange County Logistics Center	Ridgecut Road	146,075 SF	Nearing Completion	—
17. 169 Bracken Rd.	Montgomery	—	RDM Group	250,920 SF	Approved	Q4 2025

TOTAL SEEKING ENTITLEMENTS: 4,022,236 SF

TOTAL UNDER CONSTRUCTION: 1,372,395 SF

TOTAL APPROVED: 5,391,885 SF

TOTAL DELIVERED: 849,570 SF

TOTAL IN DEVELOPMENT PIPELINE: 9,414,121 SF



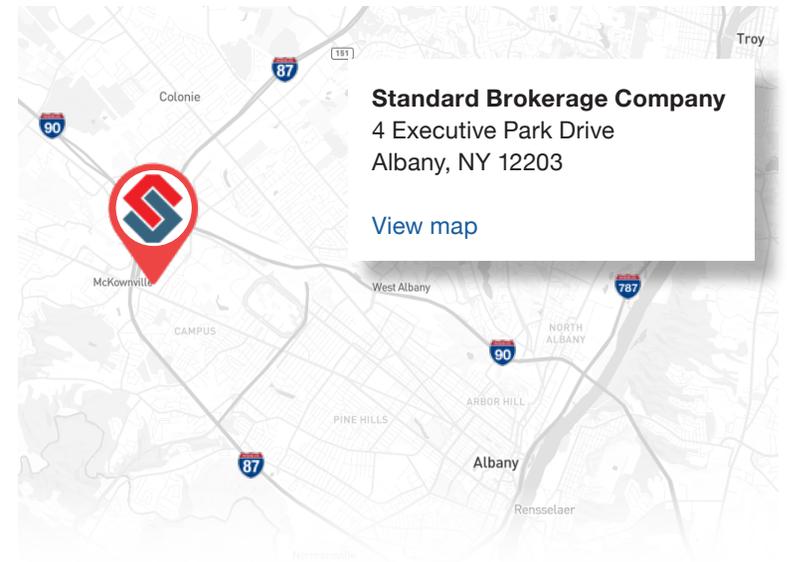
ABOUT STANDARD BROKERAGE COMPANY

Our Story

Standard Brokerage Company (SBC) was launched in 2024 as boutique firm with the goal of being the preeminent commercial real estate firm in the industrial sector. SBC was founded by Tyler Culberson, SIOR who has over 18 years' experience with over \$1 billion in transactional volume completed. The goal, to leverage the team's collective industry experience, utilizing a data driven, client centric approach to provide the optimal outcomes in every transaction.

Who We Are

We are a full service commercial real estate company that is focused on analytics and market knowledge for optimal client outcomes in the industrial sector across Upstate New York. Our focus is on providing first class data and analysis in the markets we serve to guide our clients in making the most informed real estate and business decisions. These data points include detailed semi-annual market reports showing recent transaction along with pipeline reports outlining future inventory. The team has over 60 years of combined experience across brokerage, capital markets, development, valuations, and marketing with the sole focus of helping our clients achieve their goals.



Want to talk more about the report? Let's connect!



TYLER CULBERSON, SIOR

President & Principal Broker

М (518) 857-0586

о (518) 618-0590, ext. 402

Е tculberson@standardbrokerageco.com



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SHAUN MCDONNELL

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Е smcdonnell@standardbrokerageco.com



MIRANDA MARCH

Marketing Manager

о (518) 618-0590, ext. 405

Е mmarch@standardbrokerageco.com

