



Winstanley acquires 30.74 acre industrial parcel

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West Coxsackie, NY Winstanley Enterprises LLC has acquired a 30.74-acre parcel featuring 333,386 s/f of class A industrial space located at 1 Van Bergen Ln. Terms of the deal were not disclosed.

The property, which will be known as the Mid-Hudson Logistics Center, is situated in an established industrial park in Greene County. The site, formerly used by Save A Lot grocers as a distribution facility, is available for industrial operations including dry and cold storage.

Winstanley Enterprises plans to make capital improvements to the interior and exterior of the industrial facility and transform the location into a state-of-the-art modern warehouse and distribution center.

The existing building and site feature soaring ceilings and generous column spacing, LED lighting, 61 loading docks, two drive-in doors, and parking to accommodate 77 trailers and 216 passenger vehicles.

“This is an ideal location in the Hudson Valley that can fully serve the entire northeastern seaboard from Boston to Philadelphia,” said Adam Winstanley, principal of Winstanley Enterprises. “We look forward to working closely with the community, creating new local jobs, and offering industrial tenants a top-tier facility with access to a skilled local labor workforce.”

Mid-Hudson Logistics Center benefits from its strategic positioning with its proximity to the New York State Thruway (I-87) and State Rte. 9W, providing connectivity to major Northeast industrial hubs. The property provides access to major transportation routes, highways, and major cities, facilitating efficient logistics and distribution networks.

Winstanley Enterprises plans to immediately begin marketing the property to prospective tenants while initiating capital improvements to it. The building is immediately available for occupancy and has expansion potential – up to an additional 197,300 s/f - making it suitable for businesses looking to grow and adapt to changing needs.

Winstanley Enterprises has invested heavily in the warehouse, manufacturing and logistics sectors throughout the region. The company owns and operates over 12.5 million s/f of commercial real estate. This also enhances the company’s New York portfolio as they own the Mohawk Valley Industrial Center, a fully permitted shovel-ready parcel located 1.8 miles off I-90 on Rte. 5S in

Florida, NY that is a build to suit land site that can accommodate up to 800,000 s/f and control the Tryon Technology Park located in Perth, NY, a master-planned state-of-the-art industrial park that can accommodate up to 1 million s/f of development.

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