



Resource Realty leases 312,567 s/f Maybrook Logistics Center

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134 Neelytown Road - Montgomery, NY

Montgomery, NY Resource Realty of Northern New Jersey (Resource Realty) has arranged a 312,567 s/f single-tenant lease of Maybrook Logistics Center, a newly developed class A industrial project at 134 Neelytown Rd. Firm principals Tom Consiglio, SIOR, and Scott Peck, SIOR, represented the landlord, Brookfield Properties, in the long-term lease agreement and brokered the land acquisition to develop the warehouse on a speculative basis.

The tenant, PrimeSource Building Products, was represented by Frank Puskarich and Art Ross, SIOR, from Newmark. The company supplies residential and commercial construction retailers with various products for nearly every phase of construction.

“Thanks to immediate interstate access and institutional ownership, this new-construction industrial property presented a national-footprint tenant like PrimeSource with significant occupancy cost savings compared to similar Class A properties in nearby submarkets,” said Consiglio. “Orange County, N.Y, is a popular suburban enclave with an extensive transit network and a strong, educated workforce that will sustain PrimeSource’s growth and talent pipeline well into the future.”

Situated on 40 acres and designed to LEED-certified specifications, Maybrook Logistics Center features amenities that support the requirements of today's logistics providers, including 36' ceiling heights, 74 loading doors, two drive-in doors, parking for 98 cars and 129 trailer spaces. PrimeSource, a leading manufacturer of proprietary brands and a distributor of premier third-party brands, will utilize the location to service New York, New Jersey, Connecticut and Pennsylvania.

Maybrook Logistics Center is less than one mile from I-84 and 10 minutes from where the highway converges with I-87, connecting it with the New York City metro and Northern New Jersey markets. Convenient gateway points to the Northeast corridor are within a one-hour drive.

Proximate transportation infrastructure critical to the movement of PrimeSource goods includes Stewart International Airport; I-287; New Jersey Tpke.; Port Newark; and Newark Liberty, LaGuardia; and JFK Airports. Nearby industrial-tenant and corporate neighbors include Medline, Staples, Mondelez International, Amazon, Amerisource Bergen, FedEx, Cardinal Health, McKesson, UNFI, and XPO Logistics.

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