



PREMIER Design + Build breaks ground on 146,075 s/f logistics center

April 08, 2025 - Upstate New York



Montgomery, NY PREMIER Design + Build Group broke ground on the I-84 Logistics Center, marking its first collaboration with developer Ridgecut Road.

“We are excited to work with the Ridgecut Road team and continue our growth in the New York market with this facility,” said Ryan Keefe, executive vice president of PREMIER. “This area is a major hub for logistics and the I-84 Logistics Center will serve a major distribution need.”

The 146,075 s/f logistics center will feature 36-ft. ceilings, 54-ft. by 60-ft. column spacing, 31 docks, two drive-in doors, and a 3,000 s/f office space. The 13.6-acre site will include 16 parking spaces for tractor-trailers and 83 car parking spaces.

The floor will be a seven-inch fiber-reinforced concrete slab, the walls will consist of 10-inch insulated precast concrete, and the 30-year EPDM roof will lie over six inches of continuous insulation. The facility will include a 3,000 amp, three-phase, 277-480 volt electric service and an ESFR sprinkler system. The team plans to complete the project in Q4 2025.

“We are thrilled to start construction of this class A logistics facility alongside the PREMIER team who we have worked closely with throughout the preconstruction process. The project will deliver one of the most advanced warehouse and distribution opportunities in the Lower Hudson Valley,” said Scott Shalek of Ridgecut Road.

Located at 14 Moosilauke Dr., the logistics center is situated close to major transportation hubs. It’s

off I-84, five miles from New York Stewart International Airport, and eight miles from I-87. The facility is 60 miles from New York, and 75 miles from Newark Liberty International Airport and the Port of New York and New Jersey.

“The Orange County Partnership is committed to driving job creation and investment in Orange County, New York. We thank Ridgecut for their investment and belief in our market as a dynamic location for economic development. The I-84 Logistics Center, located in the middle of the Boston-to-Washington corridor, will position Orange County and the Hudson Valley to accommodate dynamic companies seeking access to major markets, skilled labor, and speed-to-market in a rapidly growing business ecosystem,” said Conor Eckert of the Orange County Partnership.

The PREMIER project is led by project manager John Poje, project engineer Sabrina Krasner, and superintendent Erik Hoermann. Subcontractors and other building partners include Pratt Design Studio - architect, civil engineer - Colliers, counsel - WOH and GHC, leasing broker - JLL, Orange County Partnership - economic development, owner’s rep - TRAC Consulting, and Cushman & Wakefield - investment advisor.

“Ridgecut is incredibly excited to break ground on the I-84 Orange County Logistics Center. This is a major milestone for the project that has been years in the making. We would like to take a step back and share our appreciation with everyone on the team who had a hand in getting it here. We look forward to delivering this world-class distribution facility, which has been thoughtfully designed to meet the growing demand from modern industrial occupiers in the region,” said Eric Shalek of Ridgecut Road.

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