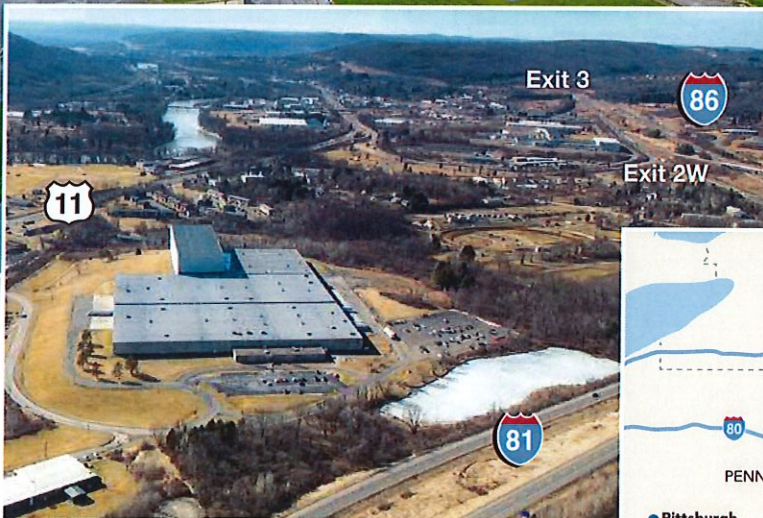




TRIUMPH BUSINESS CENTER

ONE GROSSET DRIVE • KIRKWOOD, NY 13795



LOCATION

- > Immediate access to Interstate 81 and 86 and SR 10
- > Corporate neighbors include:
 - Willow Run Foods
 - Masonite Corporation
 - Maines Foods
 - AL George Beer Distributors
 - Frito Lay/Pepsico

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**ONE GROSSET DRIVE
KIRKWOOD, NY 13795**

FACILITIES

- > ¼ mile Interstate 81 frontage
- > 451,400 SF cross-dock facility on 51.2 acres
- > 4,200 SF office available
- > Insulated tilt-up and pre-cast concrete panels
- > 28'-29' clear heights
- > Primary electrical service with subpanels of 1600, 1200 and 900 amps.
- > Cambridge heating units
- > 25 dock high doors with 30,000 lb. hydraulic levelers. Expandable to 40+ doors.
- > 2 drive-in doors
- > Reinforced concrete floors of 6" - 8"
- > Generous car and trailer parking
- > Wet pipe and ESFR sprinkler systems
- > Recent renovations include new exterior paint and caulking, building and monument signage and LED wallpacks

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Site Plan

