

## BUILDING SPECIFICATIONS

<b>Name:</b>	60 Merritt
<b>Street Address:</b>	60 Merritt Boulevard
<b>Municipality:</b>	Village of Fishkill
<b>Grid No.</b>	6255 - 01 - 203836
<b>Nearest Community:</b>	Fishkill, NY
<b>Total Building Size:</b>	118,000
<b>Number of Floors:</b>	2
<b>Available Space:</b>	50,000
<b>Ceiling Height:</b>	8'10" from grid, 14' from deck
<b>Building Dimensions:</b>	353 ft. x 183 ft.
<b>Floor Load:</b>	100 # per s.f. live load
<b># of Truck Docks:</b>	Two
<b># of Drive-through Doors:</b>	0
<b>Construction Type:</b>	Steel and Glass
<b>Sprinklers:</b>	Yes
<b>Year Built:</b>	1989
<b>Previous Use:</b>	IBM office building
<b>Site Acreage:</b>	8.5
<b>Nearest Highway/Interstate:</b>	I-84 and Route 9
<b>Zoning:</b>	PI - planned industry
<b>Rail Carrier:</b>	N/A
<b>Nearest Airport:</b>	Stewart International
<b>Electric Supplier:</b>	Central Hudson Gas and Electric
<b>Amps:</b>	3,000
<b>Voltage:</b>	13,200
<b>Natural Gas Supplier:</b>	Central Hudson Gas and Electric
<b>Water Supplier:</b>	Village of Fishkill
<b>Water Pressure:</b>	50 psi
<b>Line Size:</b>	6"
<b>Sewer Supplier:</b>	Village of Fishkill
<b>Sewer Line Size:</b>	6" and 8"
<b>Parking Spaces:</b>	523
<b>Bay Spacing:</b>	0
<b>School District:</b>	Wappingers
<b>County Population:</b>	
<b>Contact to Show:</b>	Chuck Genck
<b>Phone:</b>	(845) 897 - 4444
<b>Notes:</b>	Lease rate excludes tenant electric & tenant cleaning
<b>Owner Company:</b>	60 LBC, LLC