



MCGRATH
REALTY INC

130 Acre Former IBM Campus

3 Existing Buildings Totaling 500,000+ Sq. Ft.

Additional Development Potential of 1,500,000 Sq. Ft.



Property Description

The Campus consists of an approximately 130 acre site including three buildings totaling over half million square feet of former office, hospitality, data, and R&D space with 1,825 surface parking spaces. Central water, sewer and gas. Direct Access to I-84 via Lime Kiln Road at Exit 15. Development opportunities available to construct over 1.5 million square feet. Site includes existing Helli-pad, loading-dock structures, heavy infrastructure including **50MW of power** and high-speed broadband. Zoning Benefits from current economic stimulus plan. Located adjacent to the thriving iPark Development and East Fishkill Sports Kingdome.

Flexible zoning permits manufacturing, warehousing, industrial, commercial, retail, restaurants, institutional, medical, hospital centers, recreation, hotels, residential and multiple other uses.



600 Building
Hospitality Building

Building Size:
100,000 +/- SF'

Amenities:

- 400-seat auditorium
- Cafeteria



630 Building
Office Building

Building Size:
213,000 +/- SF'

Amenities:

- 3,200 square feet of raised floor area
- Clear Height: 12'; 14' slab
- Freight Elevator: Approx 15,000 lbs



640 Building
Former Data Center

Building Size:
213,000 +/- SF'

Amenities:

- 64,000 SF of raised floor space
- Floor Load: 1st Floor: 300 lbs
2nd floor: 100 lbs
- Clear Height: 12'; 14' slab to slab
- Freight Elevator: Approx 15,000 lbs

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View Listing