

Architectural Project Description

Project Title: Steel Warehouse & Showroom Development

Location: 45 Route 59, Nyack, NY

Site Status: Vacant Lot

Project Type: Commercial – Warehouse & Showroom with On-Site Parking

Project Overview

This project proposes the construction of a modern steel-framed commercial facility on a vacant parcel located at 45 Route 59 in Nyack, NY. The development will serve dual functions: a high-capacity warehouse for storage and logistics, and a visually engaging showroom for product display and client interaction. The site will also include a dedicated parking area to accommodate staff, visitors, and delivery vehicles.

Building Composition

- **Structure Type:** Pre-engineered steel building system
- **Total Building Area:** Approx. [insert square footage once available]
- **Division of Use:**
 - **Warehouse Section:** Designed for efficient storage, loading/unloading, and internal circulation of goods
 - **Showroom Section:** Finished with storefront glazing, polished concrete floors, and accent lighting to highlight merchandise or services
- **Ceiling Heights:**
 - Warehouse: High-clearance (typically 20–24 ft)
 - Showroom: Standard commercial height with optional vaulted elements

Site Features

- **Parking Lot:**
 - Paved surface with marked spaces
 - ADA-compliant access
 - Landscaping buffers along Route 59 frontage
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- **Ingress/Egress:**
 - Direct vehicular access from Route 59
 - Separate loading dock access for warehouse operations
- **Utilities & Infrastructure:**
- Connection to municipal water, sewer, and electrical services
- Stormwater management system per local code

Architectural Character

- **Façade Materials:**
 - Steel panels with optional masonry or composite accents
 - Glass curtain wall at showroom entry
- **Design Intent:**
 - Functional industrial aesthetic with clean lines
 - Emphasis on durability, energy efficiency, and visual appeal from the street
- **Lighting:**
- Exterior LED lighting for security and visibility
- Interior lighting tailored to warehouse operations and showroom ambiance