

BID DEADLINE AUGUST 14

197± AC Fully Permitted Sand & Stone Quarry with NYSDOT Certified Stone

50 Miles from New York City

911 NY-32, Highland Mills, NY

HIGHLIGHTS

- New York State Department of Transportation (NYSDOT) Certified Aggregate
 - NYSDOT #1A (1/4')
 - NYSDOT #1 (3/8")
 - NYSDOT #3 (1 1/2")
 - NYSDOT 304.02 (Item No. 4 / subbase)
- Fully permitted & currently operating business
- Strong regional location within Hudson Valley; 50 miles from New York City, 54 miles from Newark, NJ, 86 miles from New Haven, CT & 97 miles from Albany, NY

DETAILS

**U.S. Bankruptcy Court
Eastern District of New York
Case No. 8-26-70730-spg
In re: Speyside Holdings, LLC**

Spanning 197± AC, this site represents a rare aggregate resource within the Northeast and offers substantial long-term potential. Fully permitted, the property is currently under the operations of Speyside Sand & Stone, and produces a comprehensive range of coarse and fine aggregates that meet road construction, concrete, asphalt and NYSDOT specifications. The site is further supported by an estimated 37.3 million tons of proven greywacke suitable for construction aggregates, along with an additional 28.9 million tons of probable aggregate.

Located about 50 miles from the New York City metropolitan area, the property benefits from access to one of the nation's largest construction markets, where ongoing infrastructure investment, development activity and the scarcity of permitted aggregate resources continue to support strong regional demand fundamentals.



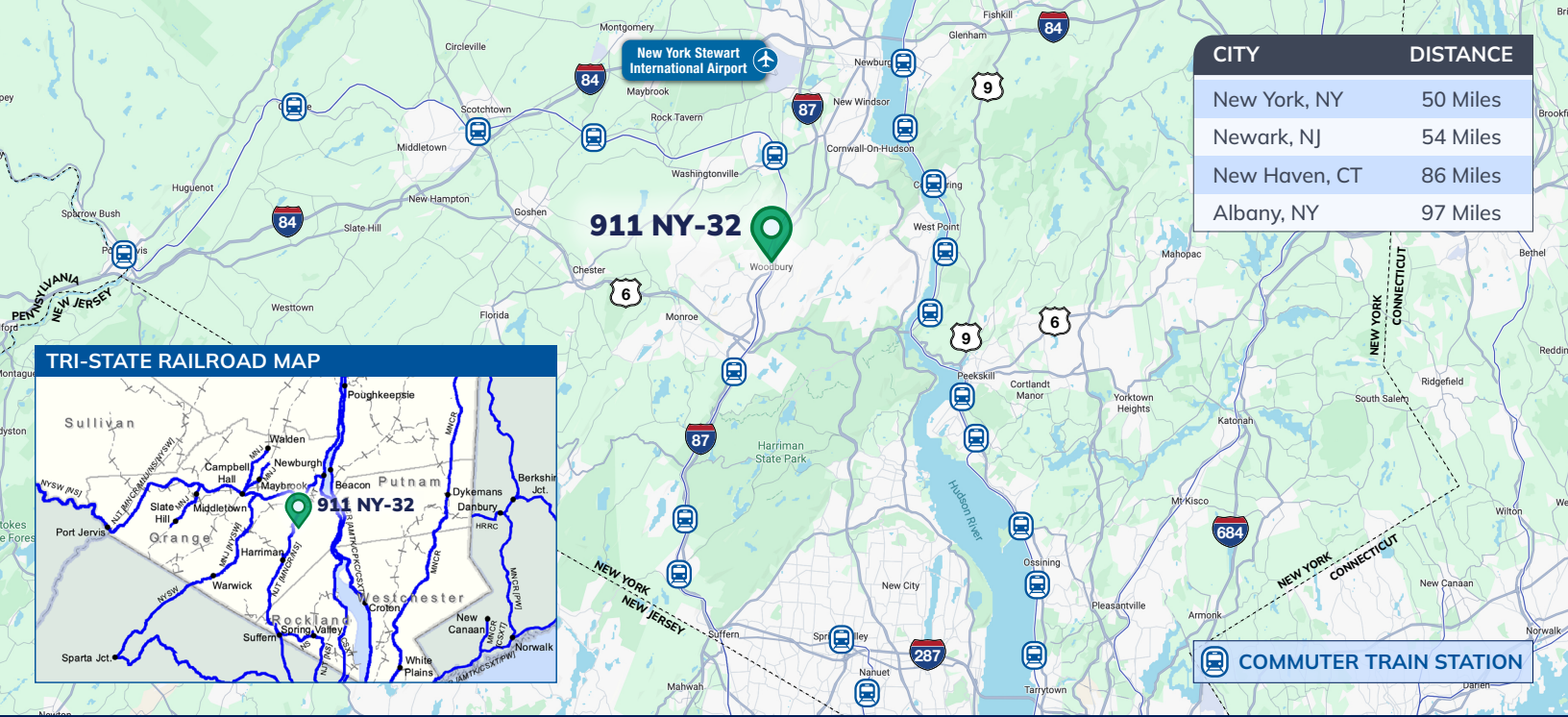
Land Size 197± AC Total

Parcel# 201-1-9 | \$15,897.00
Parcel# 202-1-3.7 | \$16,165.18
Parcel# 202-1-5 | \$7,548.89
Parcel# 201-1-23 | \$601.94
Parcel# 201-1-51 | \$1,973.57
Parcel# 203-1-8.21 | \$34,103.87
\$76,290.45 Total



**Taxes
(2025)**

855.755.2300
HilcoRealEstateSales.com



 911 NY-32, Highland Mills, NY

LOCAL INFORMATION

Located in southern Orange County, Woodbury, New York, is a well-positioned community approximately one hour north of New York City and serves as a key gateway between the Hudson Valley and the New York metropolitan region. The town encompasses the hamlets of Highland Mills and Central Valley and benefits from its proximity to one of the nation's largest population centers, supporting continued residential, commercial and industrial growth throughout the surrounding area.

Woodbury offers exceptional regional connectivity through several major transportation corridors, including New York State Route 32, Interstate 87, Interstate 84 and Route 17/I-86. These highways provide direct access to New York City, northern New Jersey, Connecticut and destinations throughout the Northeast, making the area an important hub for commerce, logistics and development activity.

PARCEL DETAILS

PARCEL #	Acreage	Zoning
201-1-9	57.4	R3A (Property Class 720-Mining)
202-1-3.7	63.4	R2A (Property Class 720-Mining)
202-1-5	5.5	R2A (Property Class 720-Mining)
201-1-23	23.5	R3A (Undeveloped)
201-1-51	16.3	R3A (Residual)
203-1-8.21	30.6	R2A

 AN ORIX COMPANY

Subject to approval by U.S. Bankruptcy Court, Eastern District of New York, Case No. 8-26-70730-spg, In re: Speyside Holdings, LLC. Hilco Global in cooperation with Jonathan Cuticelli, NY Broker, Lic. #10351218305. The information contained herein is subject to inspection and verification by all parties relying on it to formulate an offer. No liability for its inaccuracy, errors, or omissions, are assumed by the Sellers or Brokers, their representatives or Broker. ALL SQUARE FOOTAGE, ACREAGE AND DIMENSIONS HEREIN ARE APPROXIMATE. This offering is subject to prior sale and may be withdrawn, modified or canceled without notice at any time. This is not a solicitation nor offering to residents of any state where this offering may be prohibited. © 2026 Hilco Global.

SALE INFORMATION

BID PROCEDURES

This sale is being conducted subject to the Bid Procedures, available for download from the Hilco Global website at www.HilcoRealEstateSales.com.

ON-SITE INSPECTIONS

June 25, July 9, 23 & August 8
By Appointment Only

BID DEADLINE

August 14 at 5:00 p.m. (ET)

AUCTION DATE

August 21

BID SUBMISSIONS

All bids should be submitted on the approved Purchase & Sale Agreement available on the Hilco Global website. Bids must be submitted to Jonathan Cuticelli at jcuticelli@hilcoglobal.com.

DATA ROOM

A Virtual Data Room has been assembled and contains important due diligence documents on the property. To gain access to these documents, interested parties will need to register at www.HilcoRealEstateSales.com.

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