

Space to grow, room to flow. Lease your future today

173 BLACK MEADOW ROAD | CHESTER, NY

Exclusively Listed by

Silvio Perez III - Commercial Director / NYS RE Salesperson | (206) 445-4798 | silviop@kwcommercial.com

Joseph Distelburger - Associate Broker / Investor Partner | 845-344-7170 | jdistelburger@gmail.com

KW Commercial - Central Valley

69 Brookside Avenue, Suite 225

Chester, NY 10918

Each Office is Independently Owned and Operated

Executive Summary



Lease Rate:	\$10/SF/YR
Building SF:	10,200
Availability:	Immediately
Floors:	1

Property Highlights

- 2 Exterior Dock Bays
- 25' Ceiling Height
- 418 total spaces of pallet racking
- 4800 SF climate-controlled space, including 214 spaces of pallet racking
- Optional services available, i.e., equipment rental and labor services
- Heated space
- Fire System, Fire Extinguishers, and Emergency Lighting
- Exterior security cameras and burglar alarm system
- Snow removal

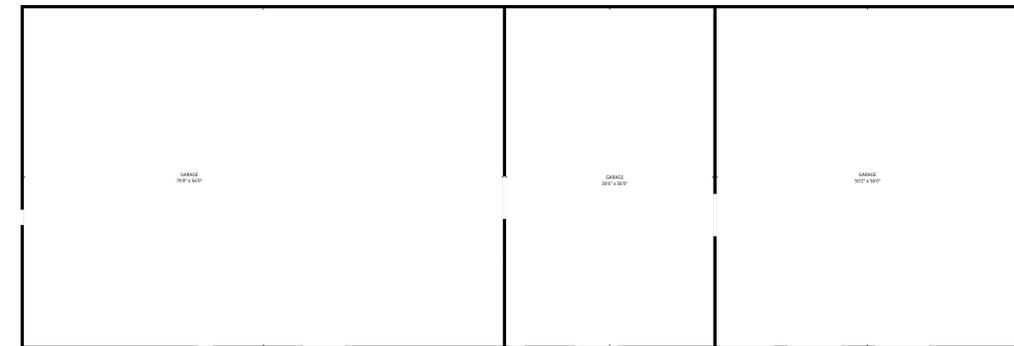
Property Overview

Secure immediate warehouse space with this rare, short-term leasing opportunity. We are offering a 10,000 SF section of a well-maintained 40,000 SF facility located in Chester, NY. This space is ideal for businesses seeking seasonal overflow storage, temporary logistics staging, or light assembly without the burden of a long-term commitment. Offering space as is with pallet racking installed, 418 total pallet spaces. Also includes 4800 SF of climate-controlled space. Great location, situated just outside Chester Industrial Park, with easy access to major highways just a few miles away from Route 17. Only an hour to NY/NJ Ports and New York City. Half an hour from the Pennsylvania border.

Looking for more than just space? Optional offering of additional services, including equipment rentals and labor support. We can provide operational assistance from forklift access to cargo loading and unloading.

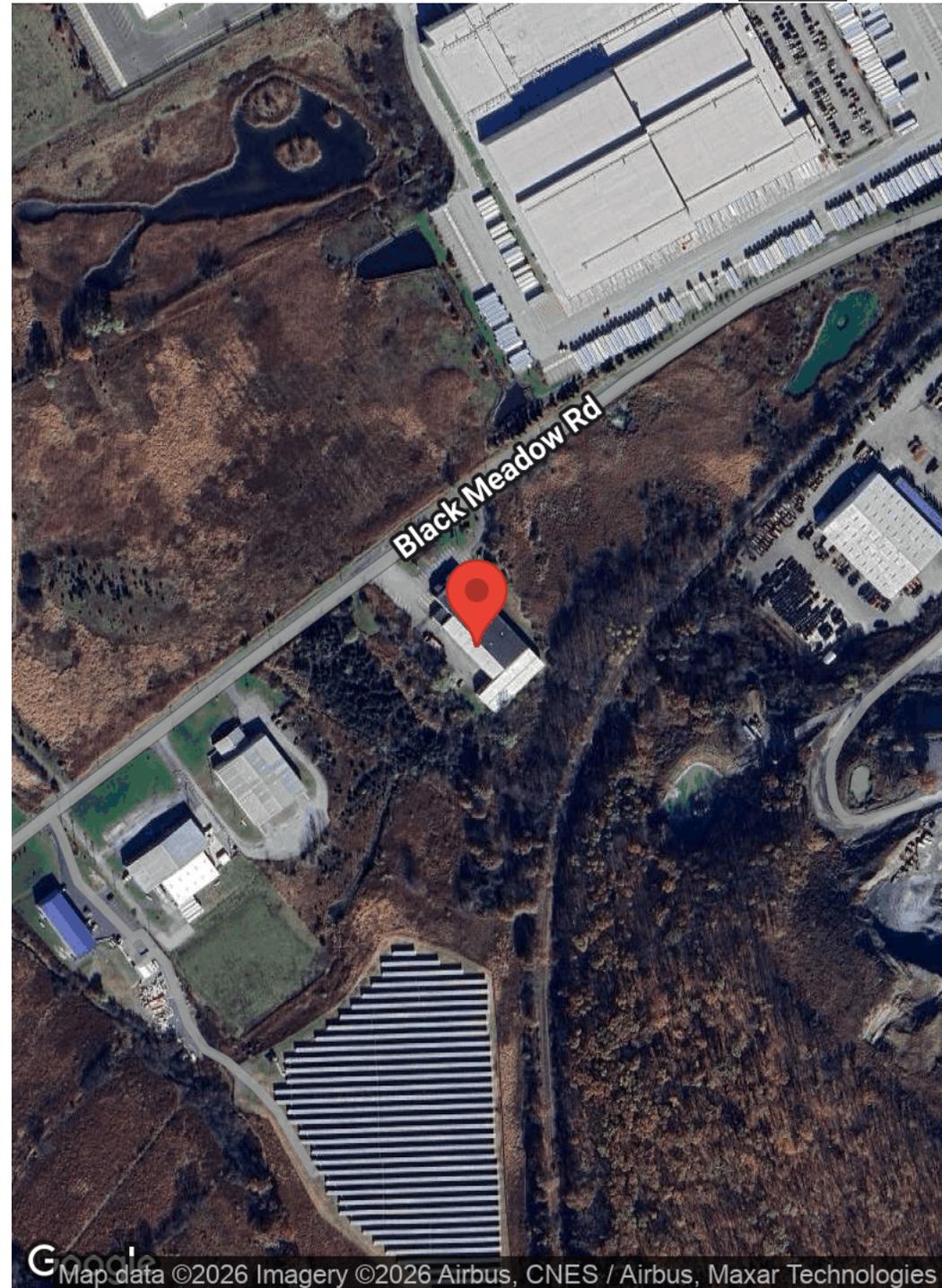
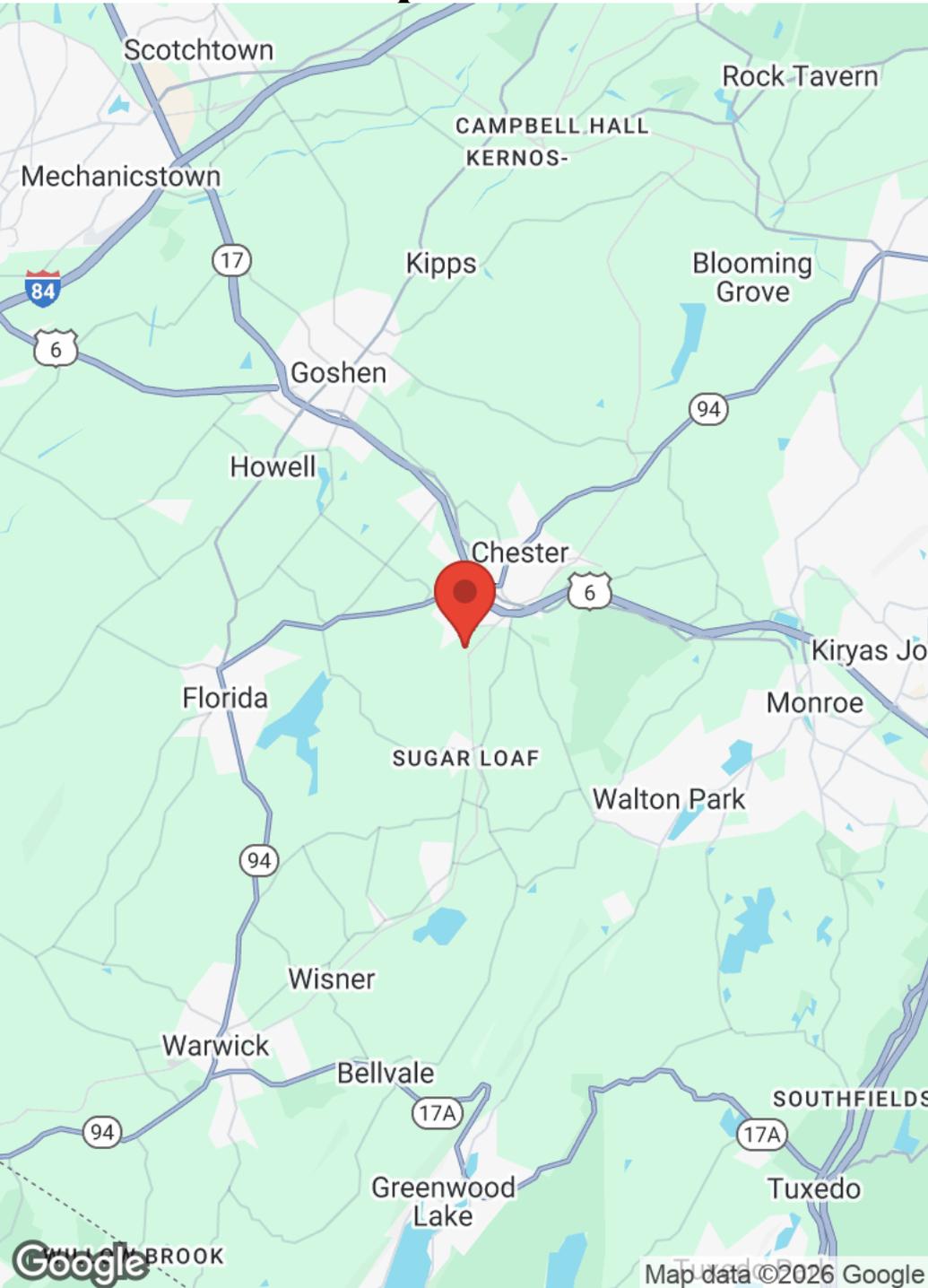


Property Photos

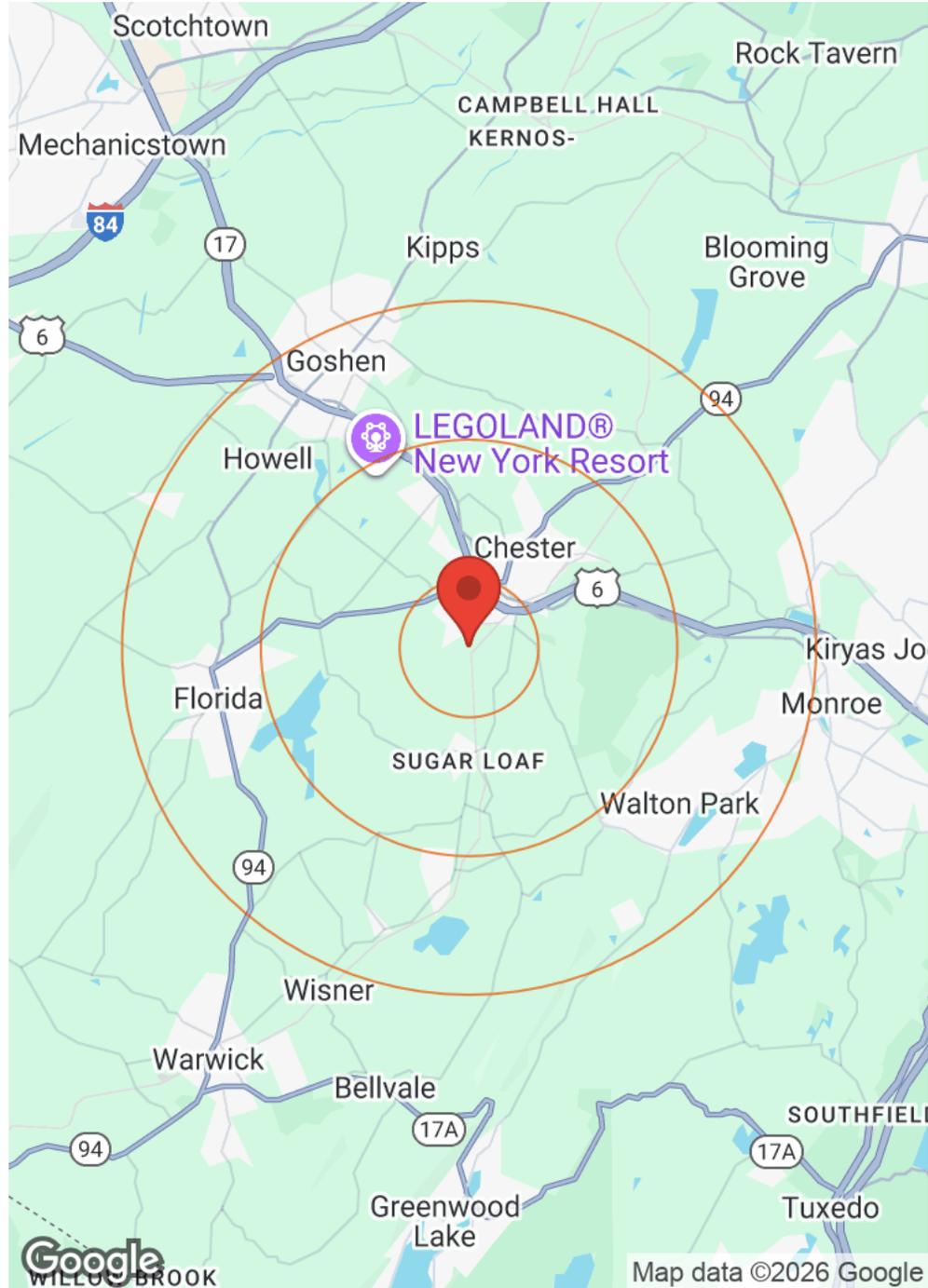


TOTAL: 9204 sq. ft
1st floor: 9204 sq. ft
EXCLUDED AREAS: WALLS: 278 sq. ft

Location Maps



Demographics



Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	190	5,586	18,968
	Female	188	5,710	18,541
	Total Population	377	11,295	37,509
Age	Ages 0-14	75	2,171	7,152
	Ages 15-24	52	1,424	4,796
	Ages 25-54	133	4,194	13,496
	Ages 55-64	53	1,594	5,215
	Ages 65+	64	1,913	6,848
Race	White	222	6,545	22,787
	Black	46	1,570	4,250
	Am In/AK Nat	N/A	5	19
	Hawaiian	N/A	N/A	N/A
	Hispanic	85	2,467	8,248
	Asian	17	507	1,560
	Multi-Racial	5	137	431
	Other	2	64	210
Income	Median	\$160,121	\$129,593	\$134,164
	< \$15,000	3	161	526
	\$15,000-\$24,999	1	197	436
	\$25,000-\$34,999	1	76	300
	\$35,000-\$49,999	4	279	687
	\$50,000-\$74,999	12	397	1,254
	\$75,000-\$99,999	13	551	1,614
	\$100,000-\$149,999	25	571	2,441
	\$150,000-\$199,999	38	891	2,413
> \$200,000	36	922	3,343	
Housing	Total Units	142	4,365	14,066
	Occupied	132	4,047	13,014
	Owner Occupied	100	3,064	10,029
	Renter Occupied	32	983	2,985
	Vacant	9	318	1,053

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 30D10835053

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