

# 3,917 SF WAREHOUSE FOR LEASE

- Building size: 116,039 SF
- 9.29± acre lot
- Suite N: 3,917± SF
  - Office space w/AC: 1,000± SF
- Ceiling height: 20'
- One (1) drive-in
- Parking: Yes
- Sprinkler: Wet

Excellent  
access to  
I-287 & 9W

  
711 EXECUTIVE BLVD  
Valley Cottage, NY



**NAI James E. Hanson**  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

Kenneth D. Lundberg, SIOR  
Senior Vice President  
201 488 5800 x138  
klundberg@naihanson.com

Patrick Lennon  
Senior Vice President  
201 488 5800 x109  
plennon@naihanson.com

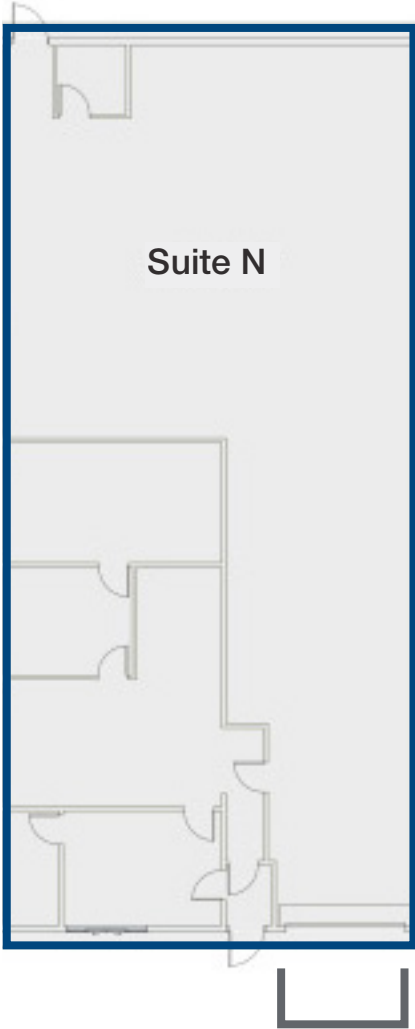
Lorenzo Lambiase, MBA, CCIM  
Vice President  
201 488 5800 x176  
llambiase@naihanson.com

FOLLOW US!      Offices: Teterboro | Parsippany | Allentown • [naihanson.com](http://naihanson.com) | [naisummit.com](http://naisummit.com) • Member of NAI Global with 325+ Offices Worldwide

THE INFORMATION CONTAINED HEREIN HAS BEEN OBTAINED FROM SOURCES CONSIDERED TO BE RELIABLE, BUT NO GUARANTEE OF ITS ACCURACY IS MADE BY NAI JAMES E. HANSON

# FLOOR PLAN

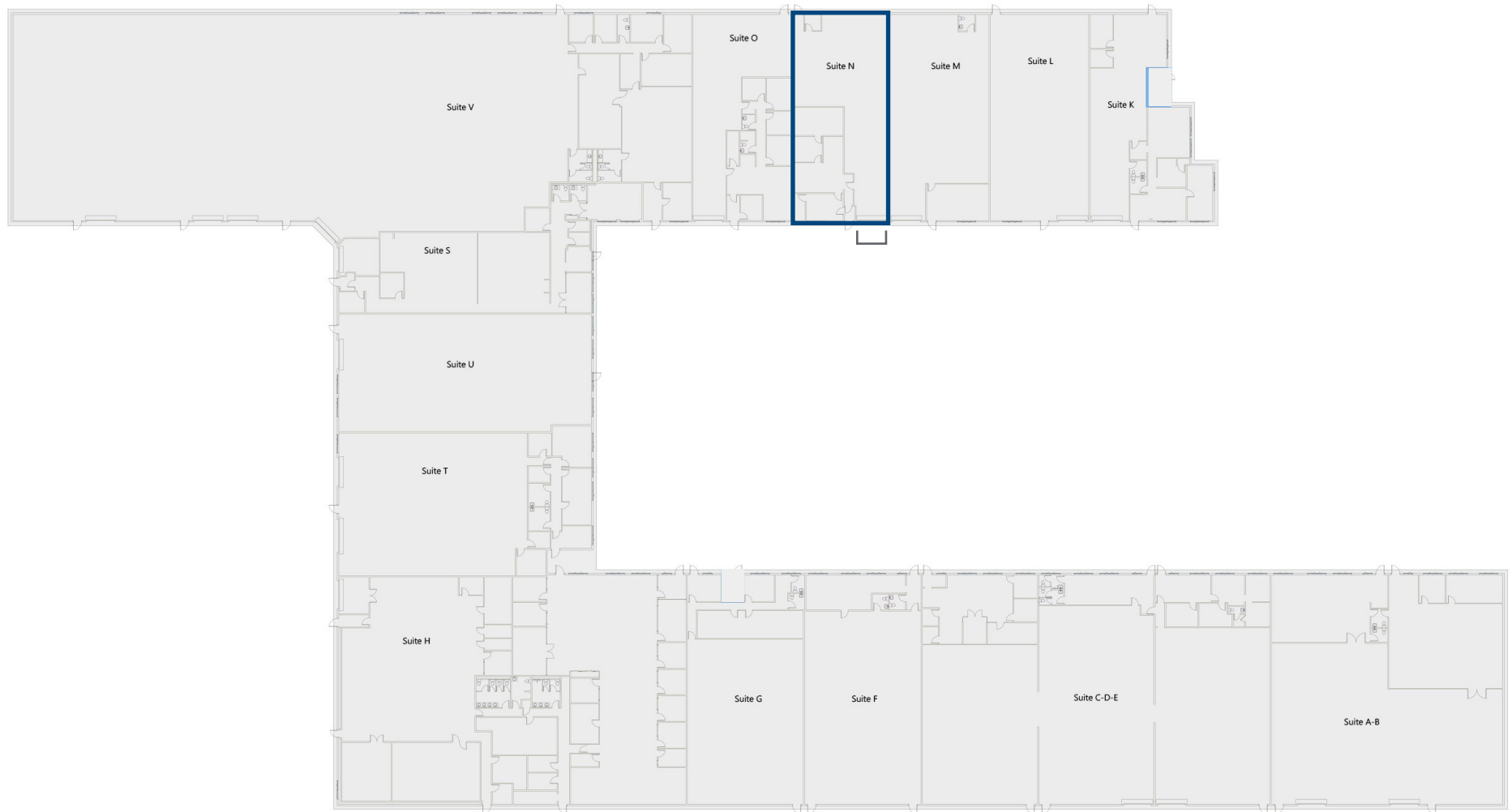
 DRIVE-IN DOOR



# FLOOR PLAN

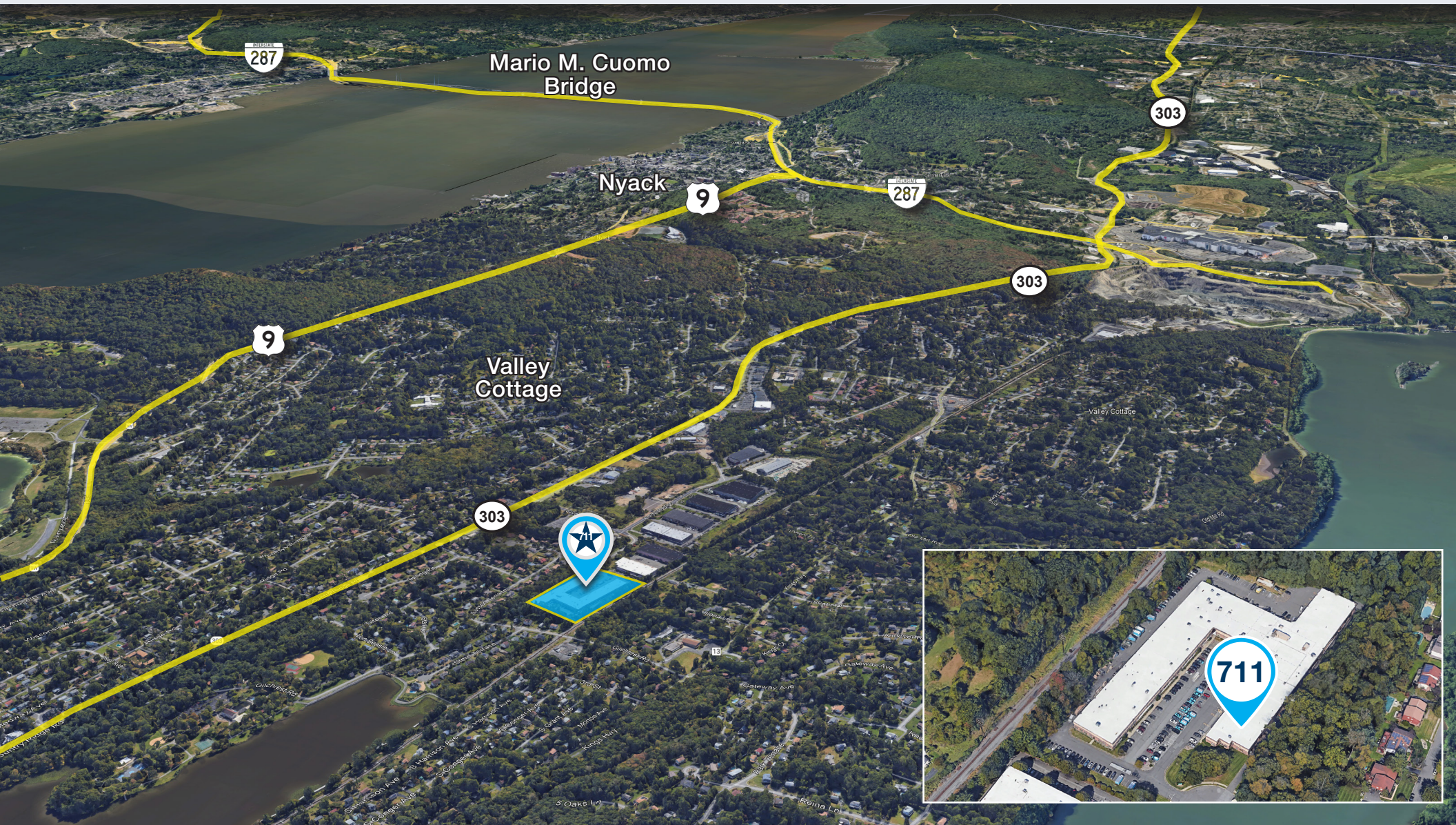
711 EXECUTIVE BLVD  
Valley Cottage, NY

 DRIVE-IN DOOR



# PROPERTY AERIAL

  
711 EXECUTIVE BLVD  
Valley Cottage, NY



**NAI James E. Hanson**  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

FOLLOW US!      | Offices: Teterboro | Parsippany | Allentown • [naihanson.com](http://naihanson.com) | [naisummit.com](http://naisummit.com) • Member of NAI Global with 325+ Offices Worldwide

The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by NAI James E. Hanson

# DEMOGRAPHICS

## 1-3-5 MILES

711 EXECUTIVE BLVD  
Valley Cottage, NY



Population

1 mile	7,204
3 miles	47,906
5 miles	142,794



Median Age  
of Householder

1 mile	45
3 miles	44
5 miles	40



Average HHI

1 mile	\$168,821
3 miles	\$175,575
5 miles	\$164,235

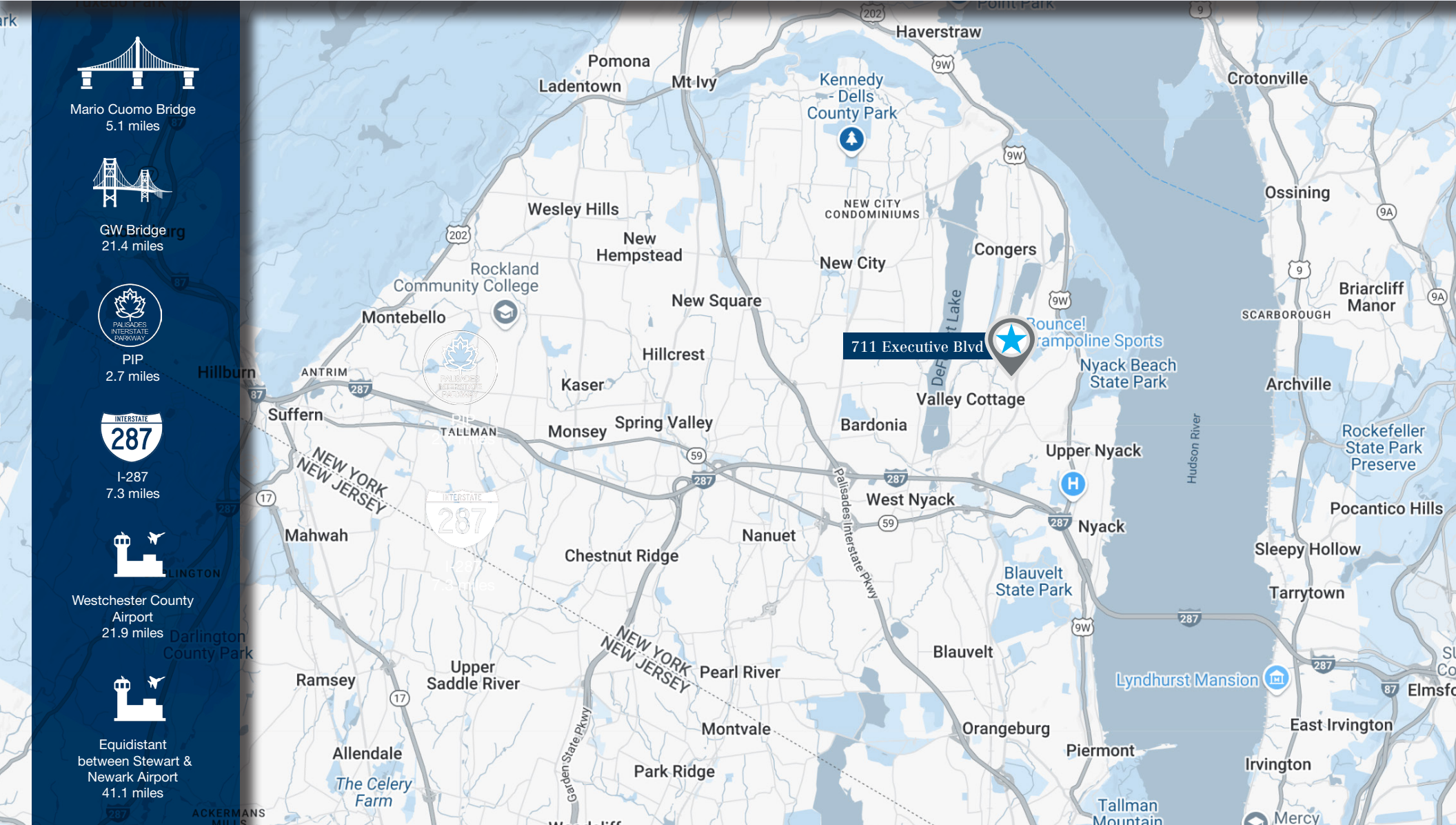
**NAI James E. Hanson**  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

FOLLOW US! [f](#) [@](#) [X](#) [in](#) [v](#) | Offices: Teterboro | Parsippany | Allentown • [naihanson.com](#) | [naisummit.com](#) • Member of NAI Global with 325+ Offices Worldwide

The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by NAI James E. Hanson

# HIGHWAY MAP

711 EXECUTIVE BLVD  
Valley Cottage, NY



Mario Cuomo Bridge  
5.1 miles



GW Bridge  
21.4 miles



PIP  
2.7 miles



I-287  
7.3 miles



Westchester County  
Airport  
21.9 miles



Equidistant  
between Stewart &  
Newark Airport  
41.1 miles

**NAI James E. Hanson**

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

FOLLOW US! | Offices: Teterboro | Parsippany | Allentown • [naihanson.com](http://naihanson.com) | [naisummit.com](http://naisummit.com) • Member of NAI Global with 325+ Offices Worldwide

The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by NAI James E. Hanson