

18,000 SF WAREHOUSE/FLEX FOR LEASE

- Total available space: 18,000± SF
- Suite 1: 9,000± SF
 - Office: 3,000± SF
 - One (1) tailgate
- Suite 2: 9,000± SF
 - Office: 3,000± SF
 - One (1) tailgate
 - One (1) ramped drive-in
- 28 Parking spaces
 - 14 per both suite 1 & 2

Excellent
access to
I-287 & 9W









614 CORPORATE WAY
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
Vice President
201 488 5800 x109
plennon@naihanson.com

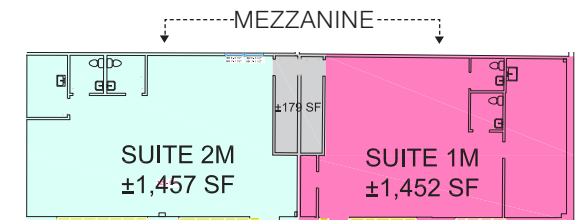
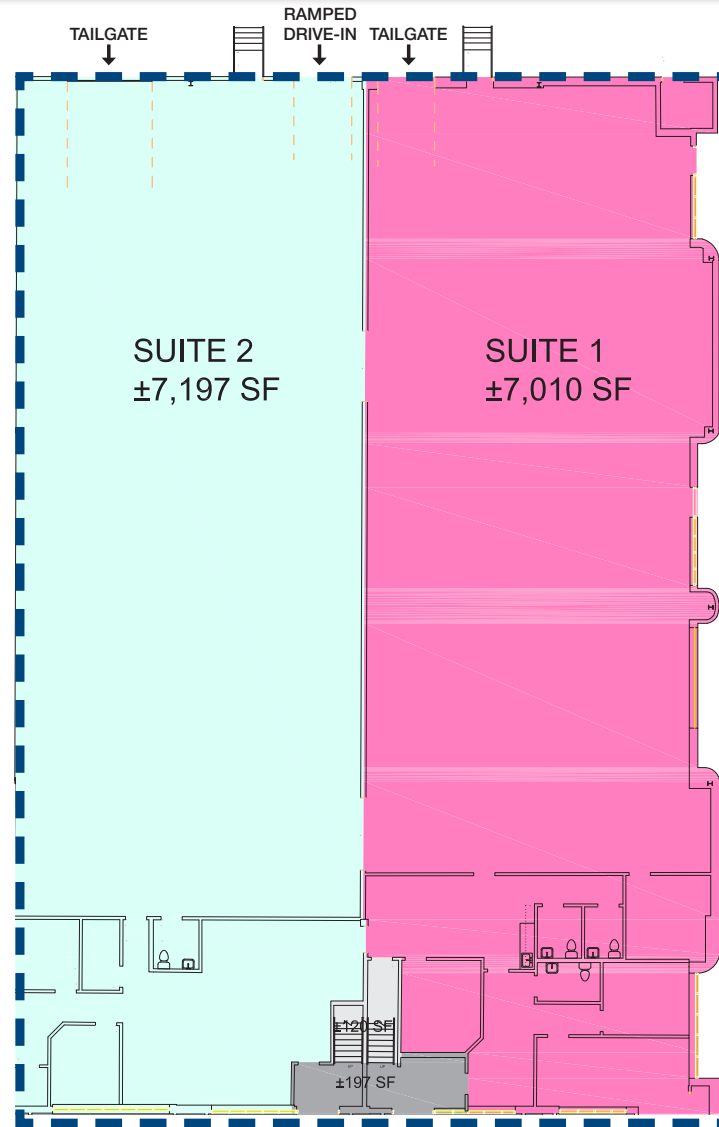
Lorenzo Lambiase, MBA, CCIM
Associate Vice President
201 488 5800 x176
llambiase@naihanson.com

FOLLOW US!      Offices: Teterboro | Parsippany | Allentown • naihanson.com | naisummit.com • Member of NAI Global with 325+ Offices Worldwide

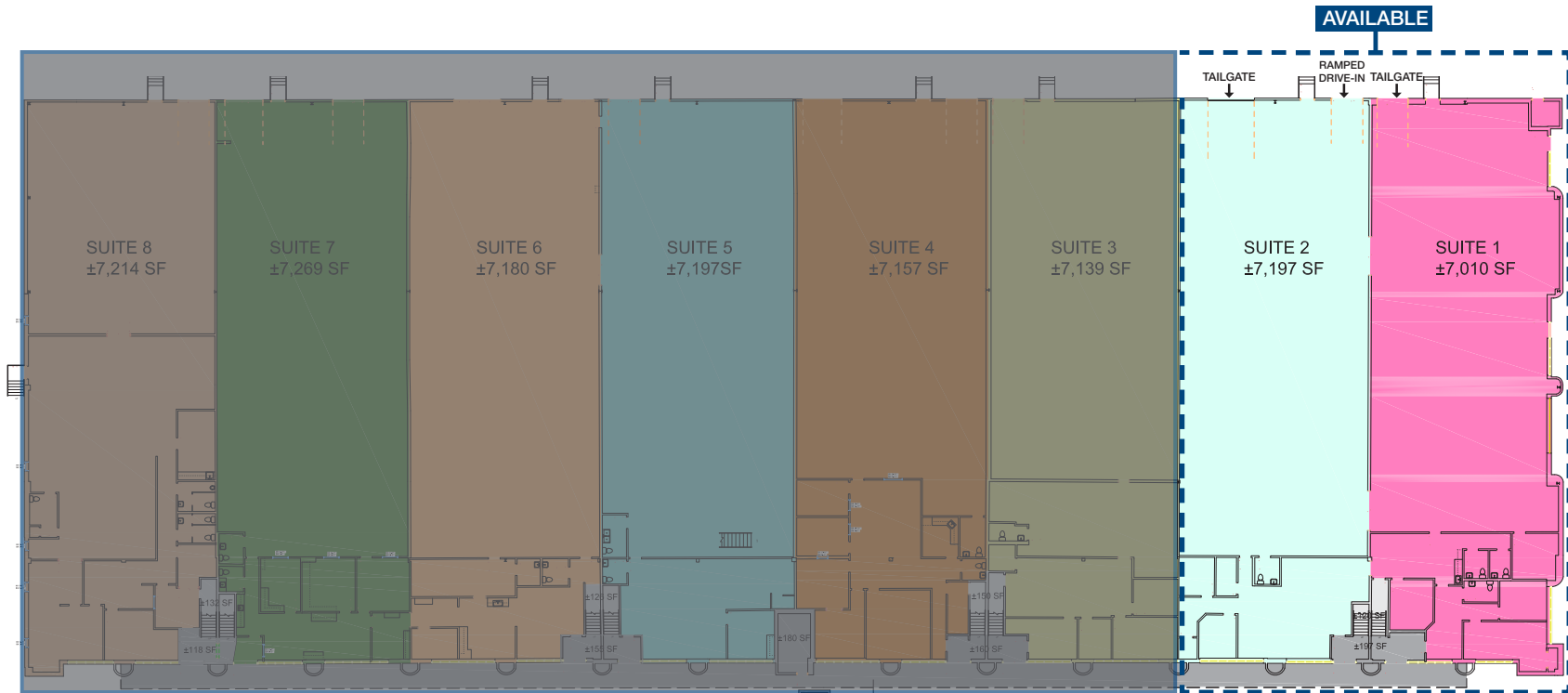
THE INFORMATION CONTAINED HEREIN HAS BEEN OBTAINED FROM SOURCES CONSIDERED TO BE RELIABLE, BUT NO GUARANTEE OF ITS ACCURACY IS MADE BY NAI JAMES E. HANSON

FLOOR PLAN

614 CORPORATE WAY
Valley Cottage, NY

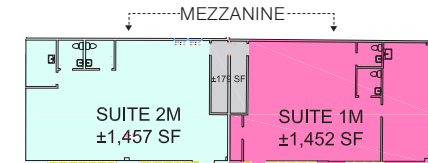


FLOOR PLAN



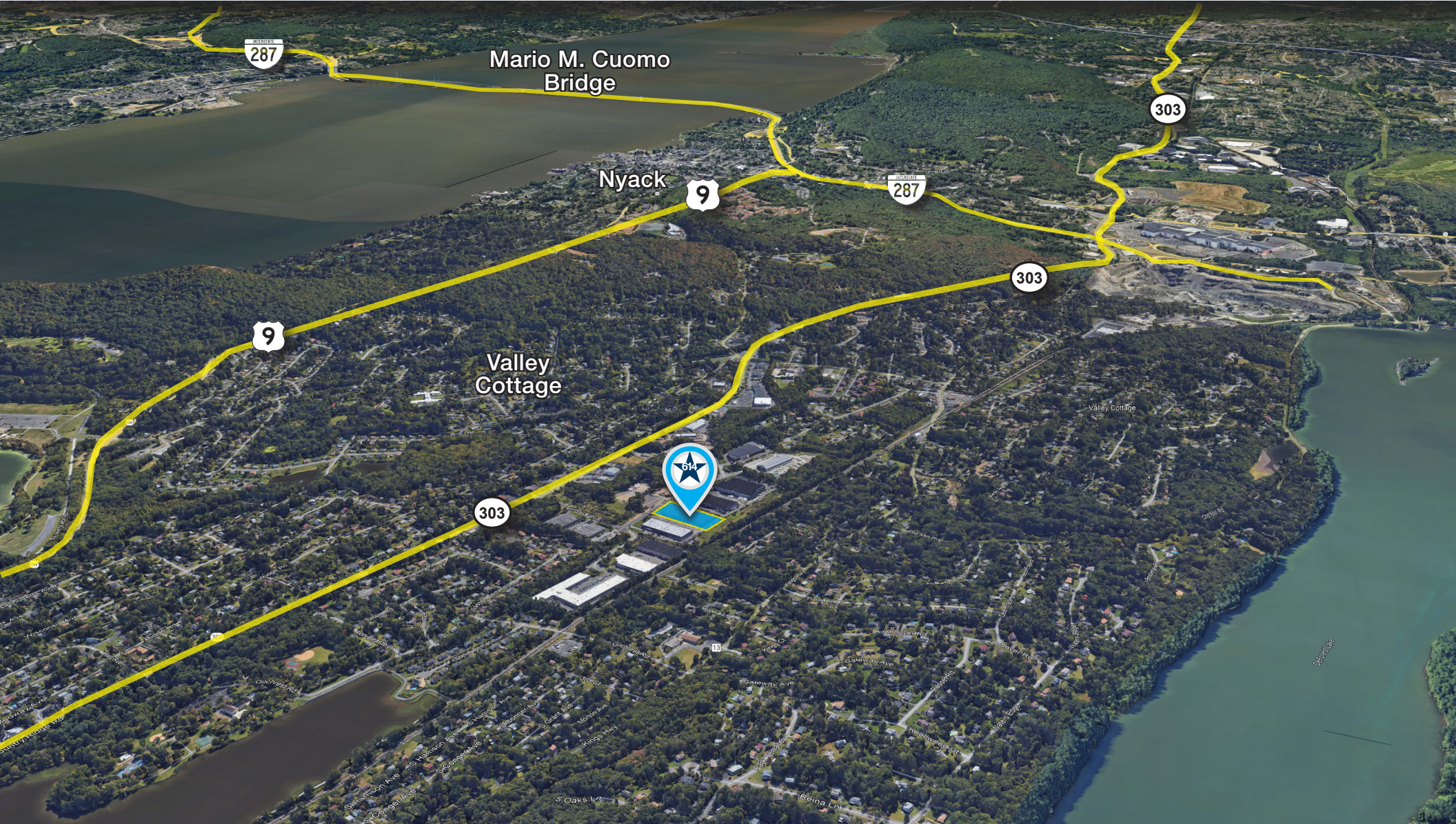
TOTAL AREA : 75,562 SF 1st FLOOR AREA WALKWAY AREA: 2,183 SF

COMMON AREAS VERTICAL CIRCULATION



PROPERTY AERIAL

614 CORPORATE WAY
Valley Cottage, NY



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

DEMOGRAPHICS

1-3-5 MILES

614 CORPORATE WAY
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

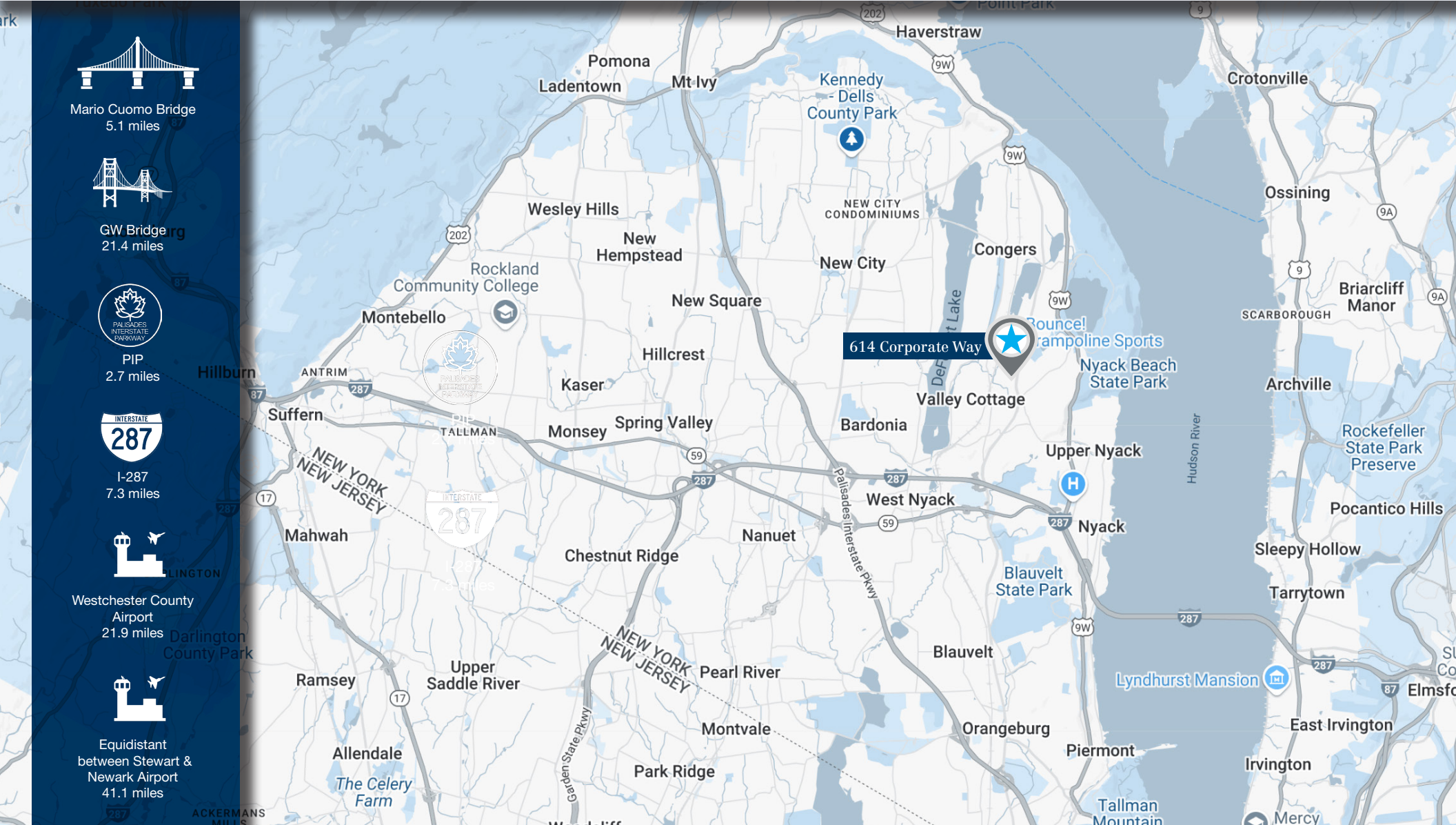
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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

614 CORPORATE WAY
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 | 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