

7,918 SF WAREHOUSE FOR LEASE

- Building size: 116,039 SF
- 9.29± acre lot
- Total available space: 7,918 SF
 - Suite K: 4,010 SF
 - Office space w/AC: 1,500 SF
 - Suite L: 3,908 SF
- Ceiling height: 20'
- Two (2) drive-ins
- Parking: 10 spaces
- Sprinkler: Wet

Excellent
access to
I-287 & 9W


711 EXECUTIVE BLVD
Valley Cottage, NY








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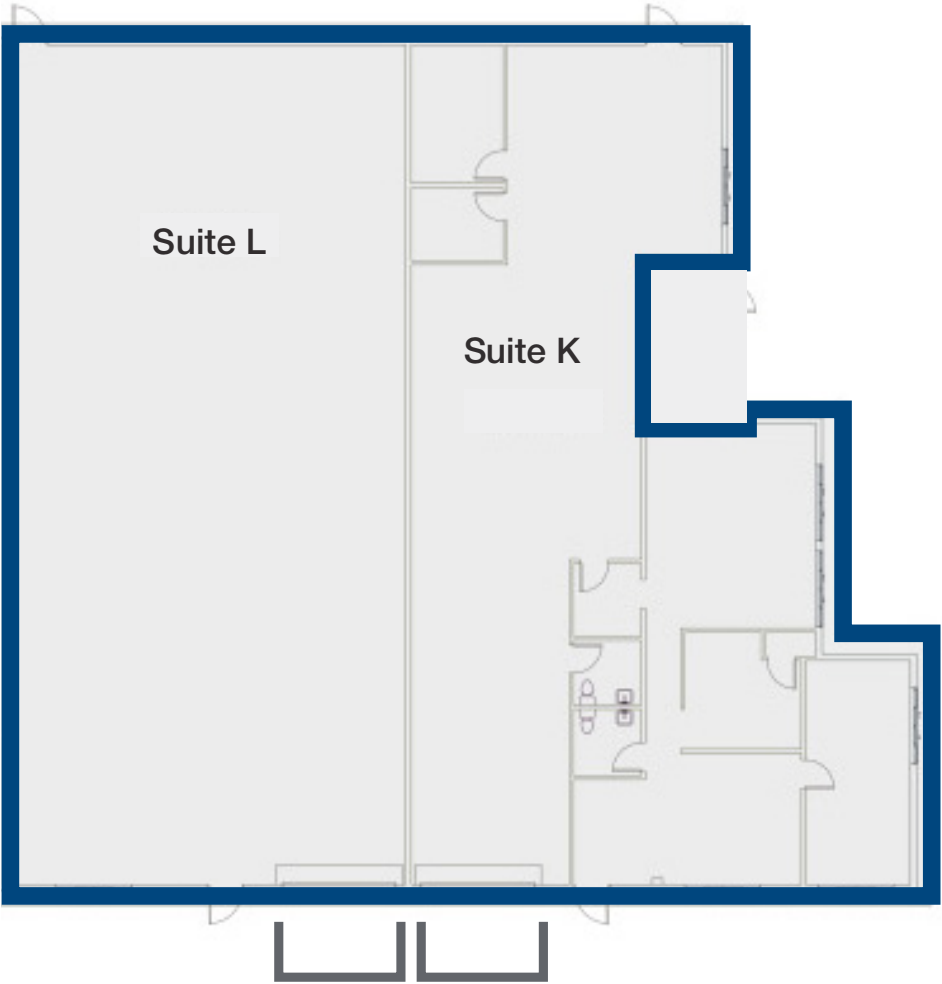
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FLOOR PLAN

 DRIVE-IN DOOR



FLOOR PLAN

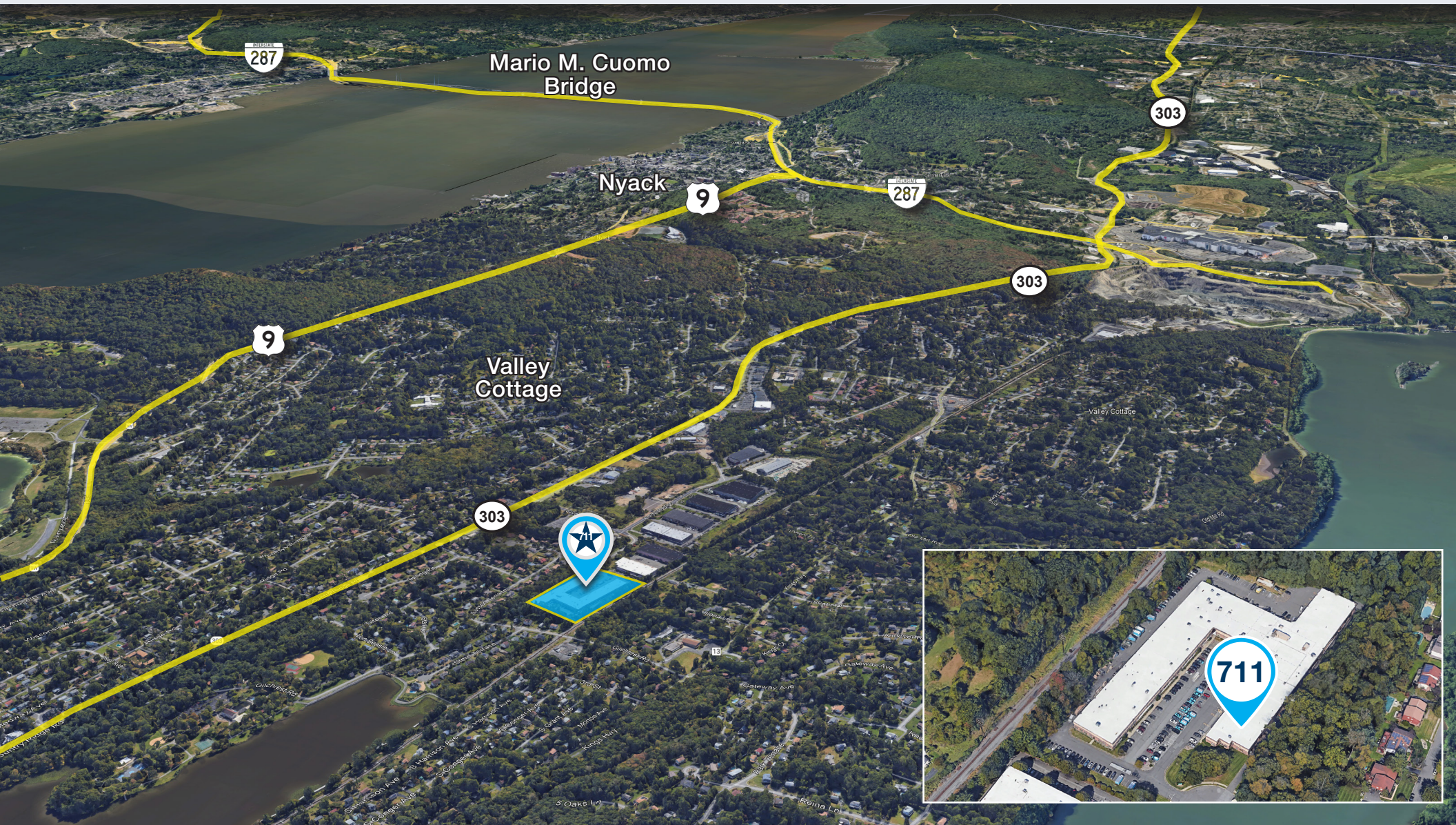
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 DRIVE-IN DOOR



PROPERTY AERIAL


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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

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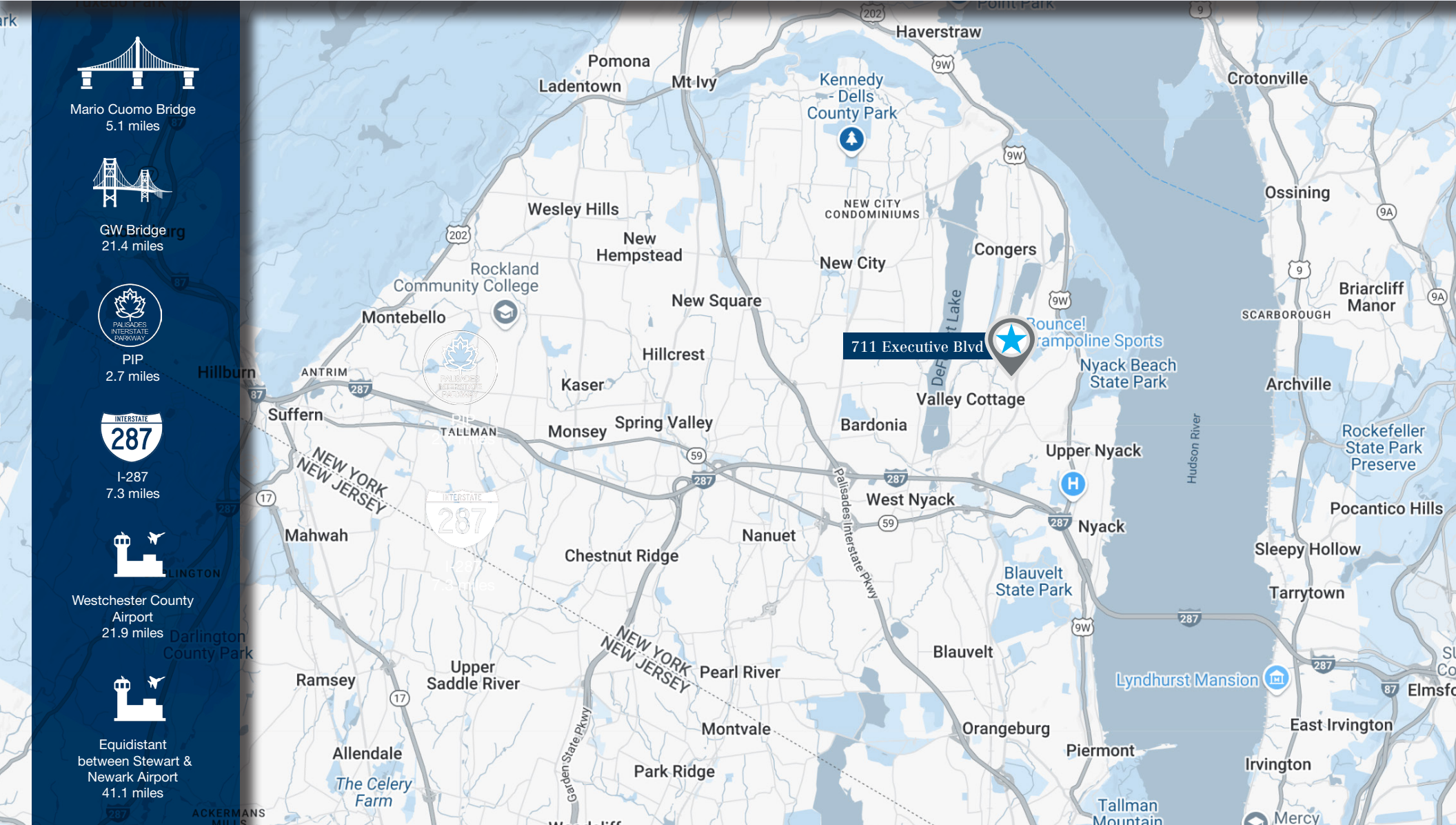
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HIGHWAY MAP

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

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