

# FOR SALE OR LEASE

±200,105 SF TOTAL INDUSTRIAL DEVELOPMENT

Unparalleled connectivity to the NYC Metropolitan Area,  
New England and the Mid-Atlantic Region



**151 FIELDS LANE**

SOUTHEAST, NY



Delivering Q4 2026





# BUILDING OVERVIEW & SITE PLAN

Located at 151 Fields Lane in Southeast, NY, this ±200,105 SF state-of-the-art industrial development represents an exceptional market opportunity. Situated in close proximity to major transportation arteries such as I-84, I-684, and the New York City Metropolitan Area, this property offers unparalleled accessibility. The development's prime location near the Mid-Atlantic and New England regions enhances its desirability, offering advantageous access to key markets and economic hubs. It features two Class A industrial buildings, available for sale or lease, either as a complete package or as separate entities, providing investors and tenants with flexible and tailored options to suit their specific requirements.





# PLANNED BUILDING FEATURES



## Building A – Speculative Facility

<b>Building SF</b>	±50,050 SF
<b>Building Clear Height</b>	36' @ first column from dock wall
<b>Column Bay Spacing</b>	Dock bays 56' W x 62' D, Interior bays 56' W x 60' D (Typical)
<b>Parking</b>	24 car spaces, 12 trailer spaces
<b>Construction</b>	Tilt up concrete walls, 6" slab, 4,000 PSI, non-reinforced
<b>Roof Systems</b>	Insulation as required to meet code, 60 mil TPO membrane, 15 year warranty
<b>Loading</b>	(9) positions with 9'x10' manual doors, 35,000 mechanical levelers, dock seals, z-guards, and swing lights
<b>Fire Protection</b>	ESFR system
<b>Electrical</b>	2,000 amp, 480 volt, 3 phase main service with house panel and distribution as required for base building
<b>Interior Lighting</b>	LED high bay fixtures are included at a rate to support 25 FC's in the speed bay, and one (1) fixture per structural bay across the bulk warehouse
<b>Exterior Lighting</b>	LED light fixtures to meet township requirements
<b>Tenant Improvements</b>	±3,000 SF office space

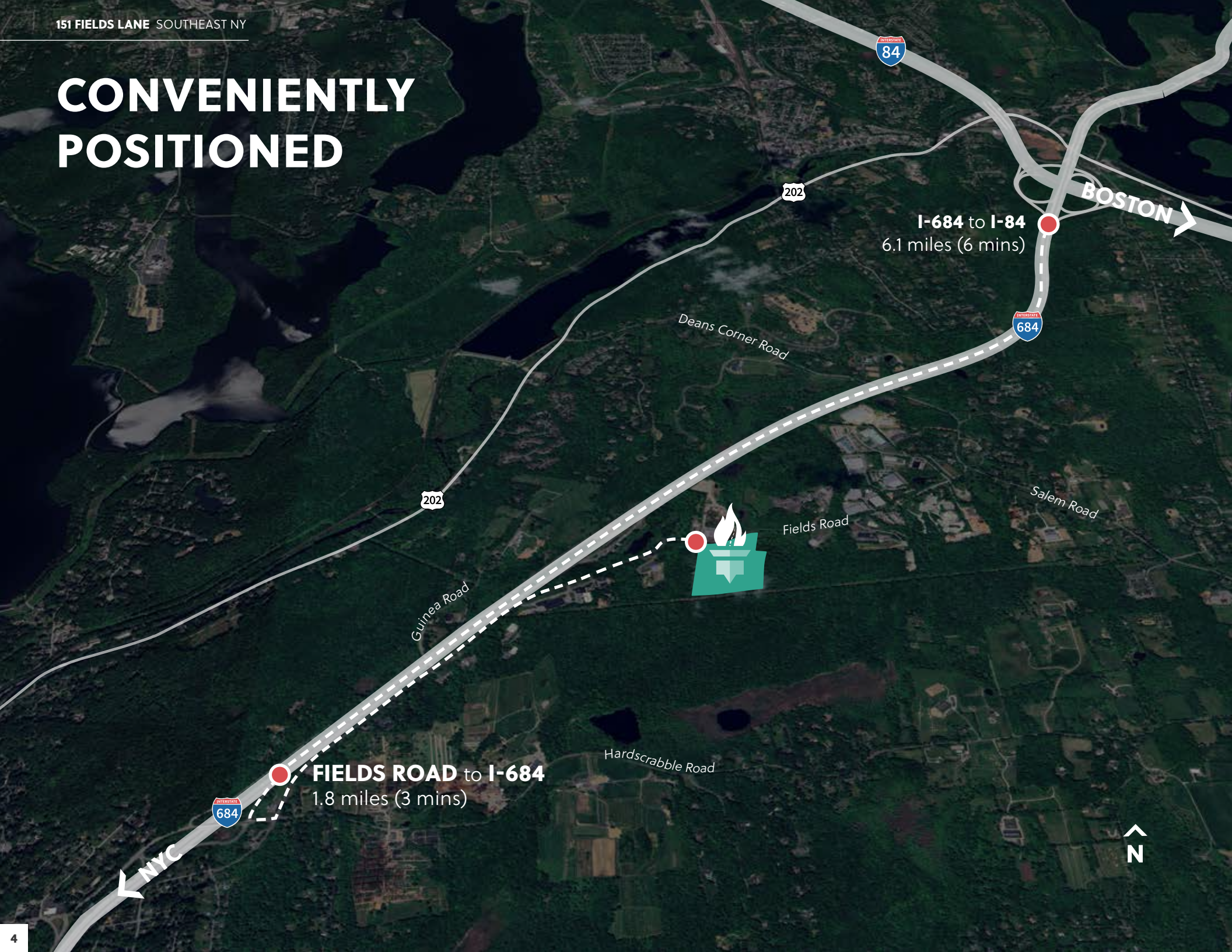
## Building B – Speculative Facility

<b>Building SF</b>	±150,055 SF
<b>Building Clear Height</b>	36' @ first column from dock wall
<b>Column Bay Spacing</b>	Dock bays 56' W x 62' D, Interior bays 56' W x 60' D (Typical)
<b>Parking</b>	50 car spaces
<b>Construction</b>	Tilt up concrete walls, 6" slab, 4,000 PSI, non-reinforced
<b>Roof Systems</b>	Insulation as required to meet code, 60 mil TPO membrane, 15 year warranty
<b>Loading</b>	(22) positions with 9'x10' manual doors, 35,000 mechanical levelers, dock seals, z-guards, and swing lights
<b>Fire Protection</b>	ESFR system
<b>Electrical</b>	~2,000 amp, 480 volt, 3 phase main service with house panel and distribution as required for base building
<b>Interior Lighting</b>	LED high bay fixtures are included at a rate to support 25 FC's in the speed bay, and one (1) fixture per structural bay across the bulk warehouse
<b>Exterior Lighting</b>	LED light fixtures to meet township requirements
<b>Tenant Improvements</b>	±7,000 SF office space





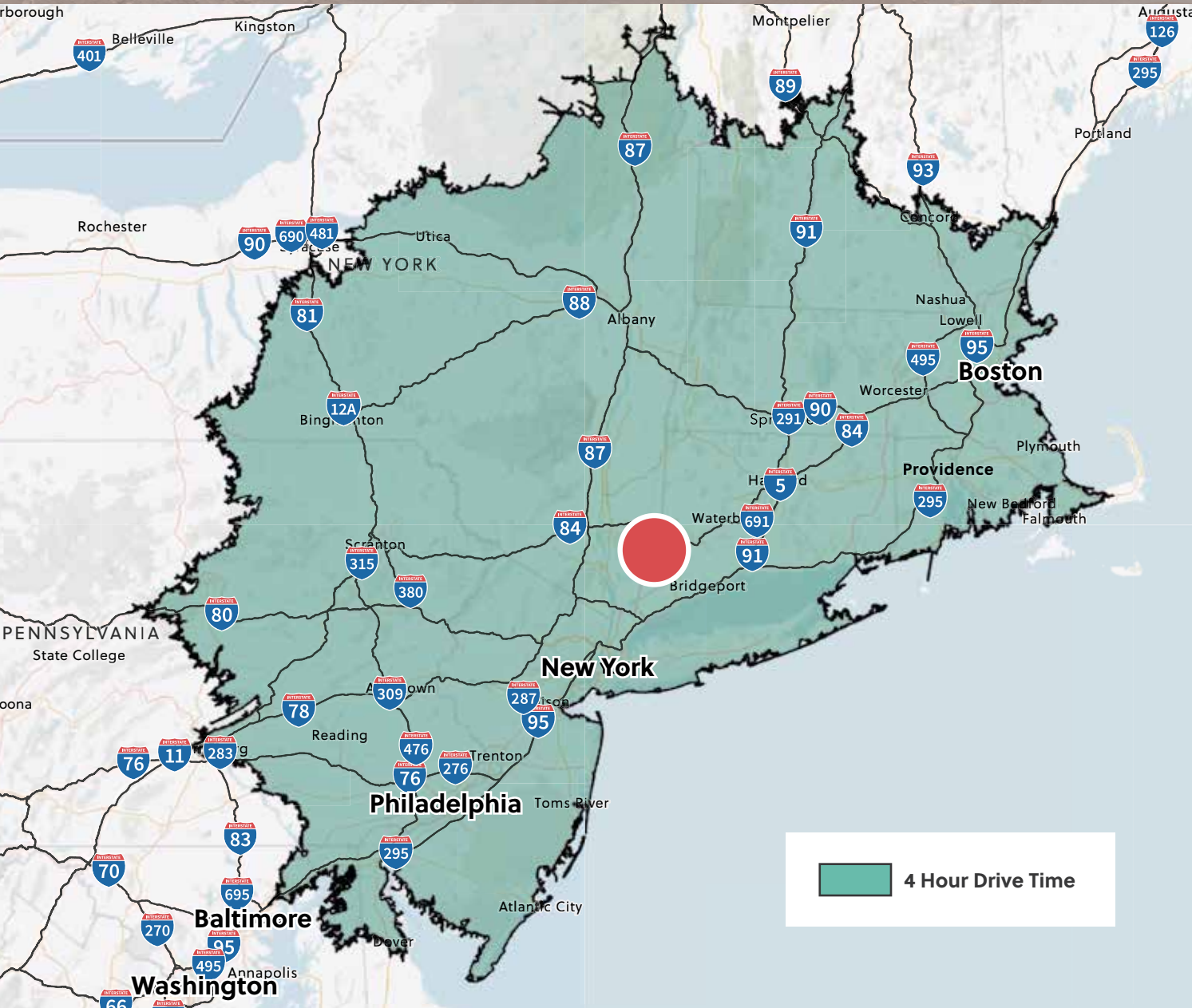
# CONVENIENTLY POSITIONED





# EXTENSIVE CONSUMER ACCESS

Situated at a prime position close to the New York City metro area, this premier location seamlessly serves the thriving consumer corridor spanning from Boston all the way to Philadelphia.

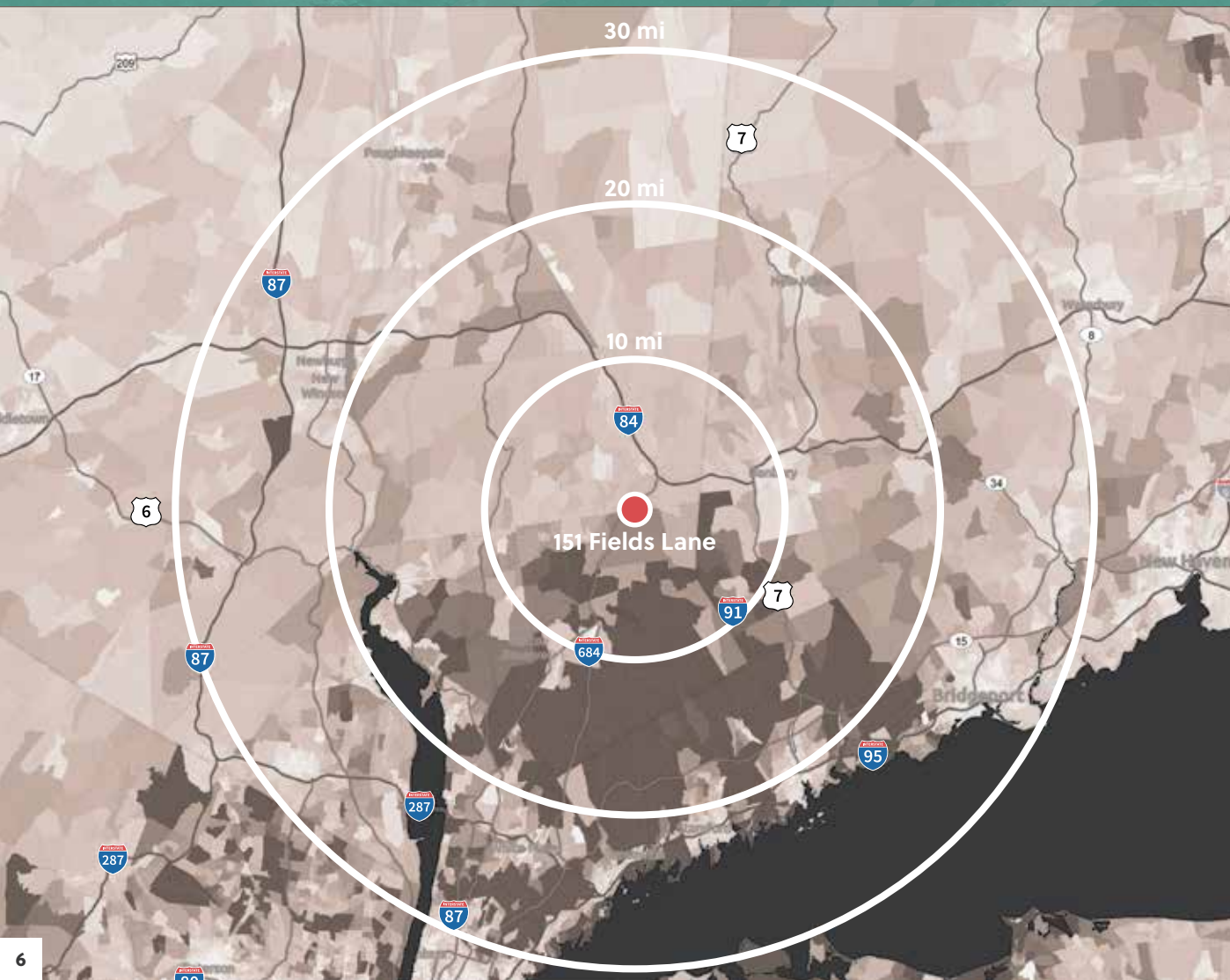


**4-hour delivery range to  
all major population  
centers in the Northeast  
United States**

- NYC Metro Area
- Philadelphia Metro Area
- New England
- Long Island



151 Fields Lane straddles the line between Putnam and Westchester Counties, two of the top five wealthiest counties in New York. Median household income within 30 miles of the site is \$107,753, which is 48% higher than the US median household income. In addition, the power of consumer spending here is 50% above the US median in terms of disposable income further outlining the wealth in the area. Not only does the population possess high purchasing power, but the proximity to major US Cities such as New York, Philadelphia, and Boston, provides access to a large and diverse population base.



Warehouse labor:  
**65,440**

Total labor force:  
**1,393,035**

Total population:  
**2,622,706**

Median Household income:  
**\$107,753**

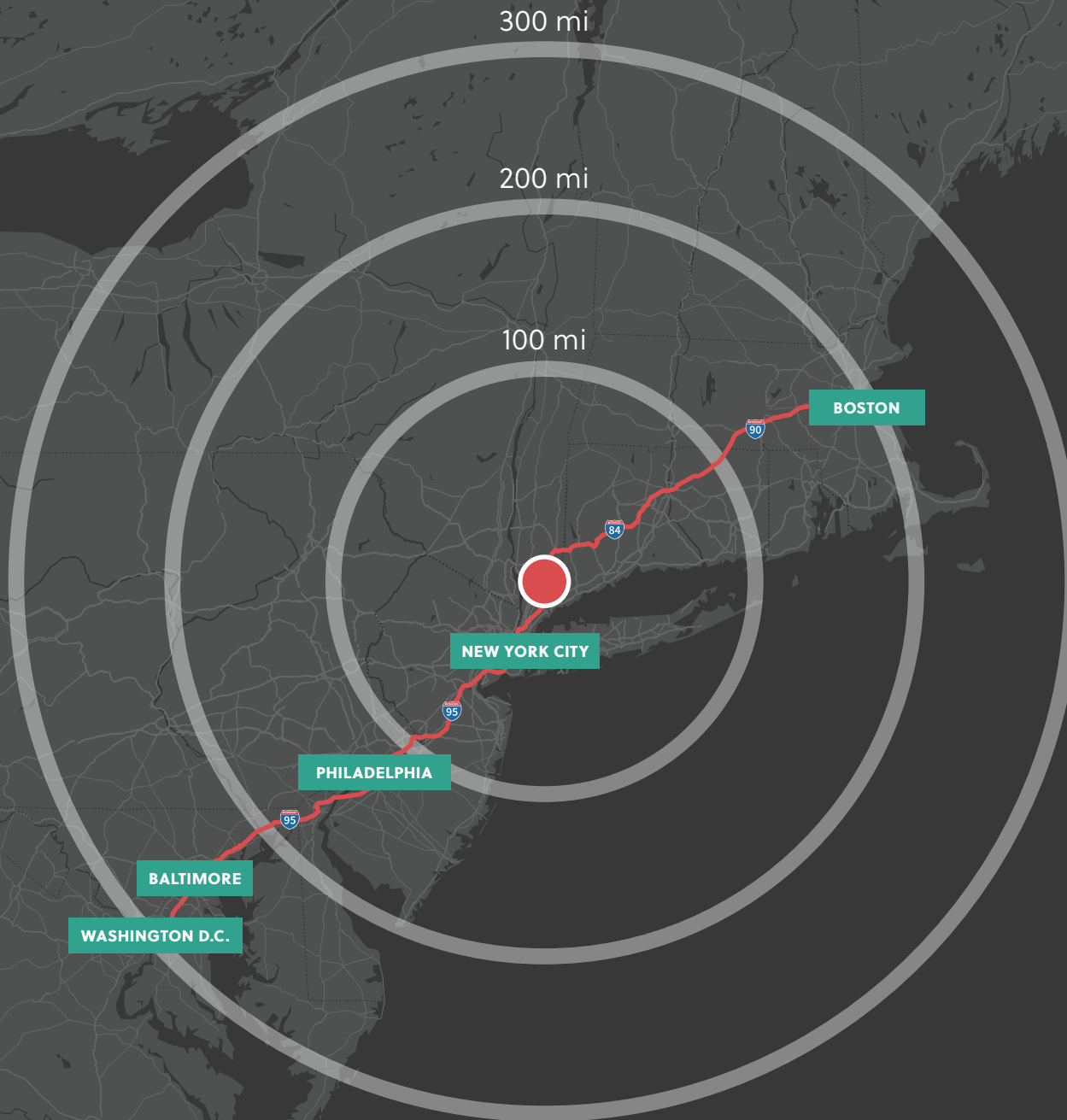
Median hourly warehouse salary:  
**\$21.04**

Unemployment rate:  
**4.5%**





# UNMATCHED REGIONAL ACCESS



## Drive Times

New York City

54 miles - 1 hour 45 minutes

Philadelphia

148 miles - 3 hours 4 minutes

Boston

173 miles - 3 hours 3 minutes

Baltimore

245 miles - 4 hours 30 minutes

Washington D.C.

279 miles - 5 hours 20 minutes





# 151 FIELDS LANE

SOUTHEAST, NY

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