

I-84

**ORANGE
COUNTY
LOGISTICS
CENTER**

Montgomery, New York
UNDER CONSTRUCTION - 146,075 SF

DELIVERING DECEMBER 2025

FOR LEASE

[Watch on Vimeo](#)

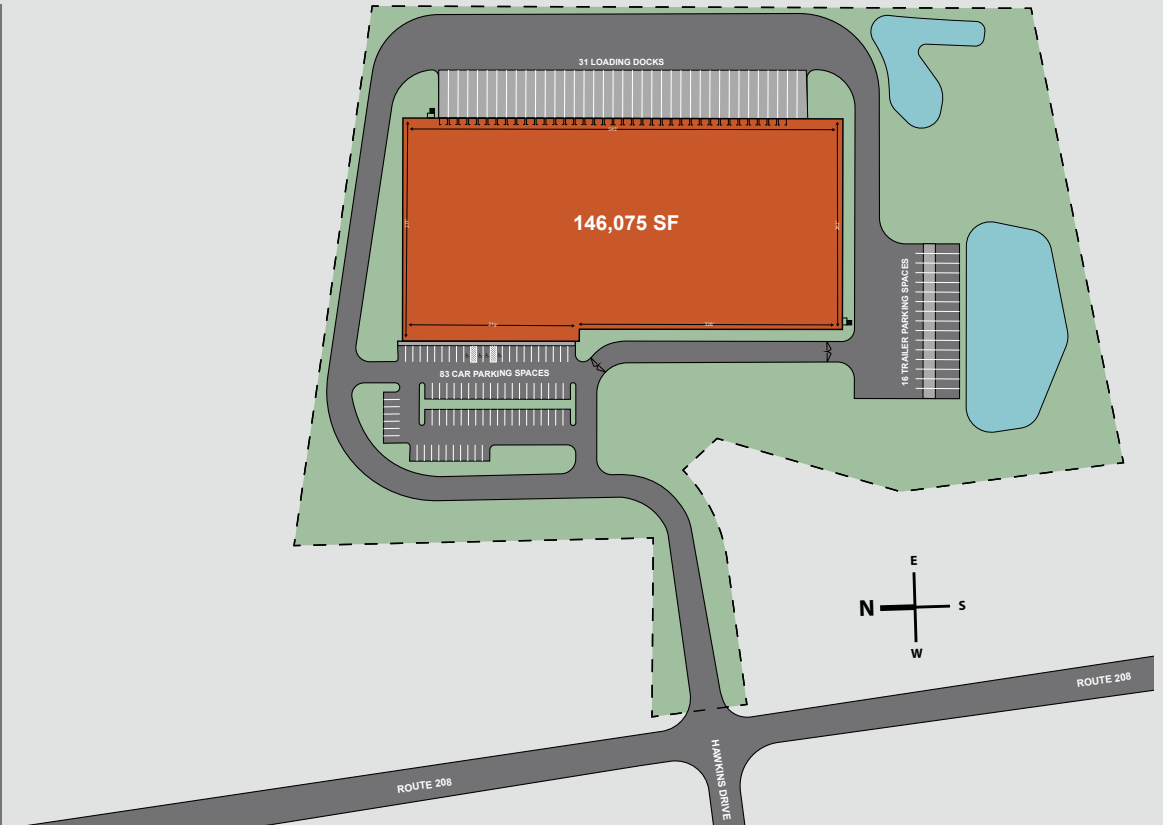
[View on Google Maps](#)



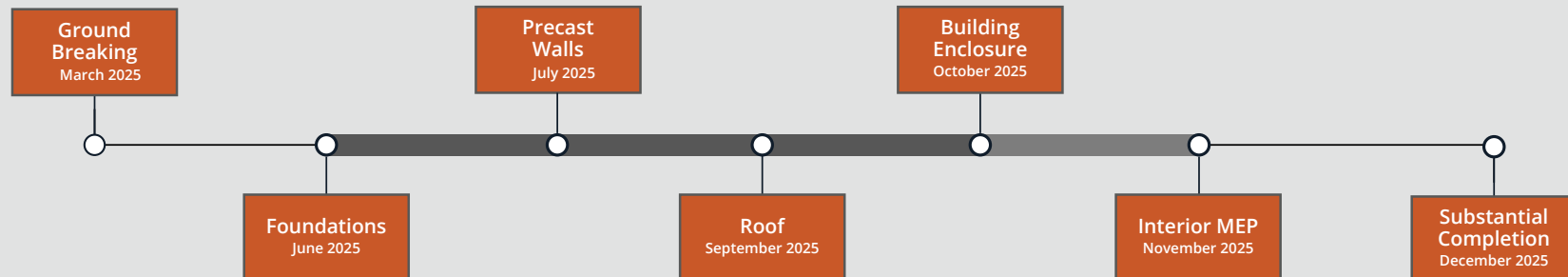
SITE PLAN & BUILDING SPECIFICATIONS

SPECIFICATIONS

- Building Size: 146,075 SF
- Office Size: 3,000 SF
- Acreage: 13.6 acres
- Ceiling Height: 36' clear
- Column Spacing: 54' x 60'
- Dock Doors: 31 docks at 13'-6" on center
- Drive Ins: Two (2)
- Trailer Parking: 16 spaces
- Car Parking: 83 spaces
- Lighting: LED
- Floor Thickness: 7" fiber reinforced concrete slab
- Roof: 30 Year EPDM roof over 6" continuous insulation
- Walls: 10" insulated precast concrete bearing walls
- Water and Sewer Provider: Town of Montgomery
- Natural Gas Provider: Central Hudson
- Electric Service Size: 3,000 Amp, 3 Phase, 277-480V
- Sprinkler: ESFR sprinkler system



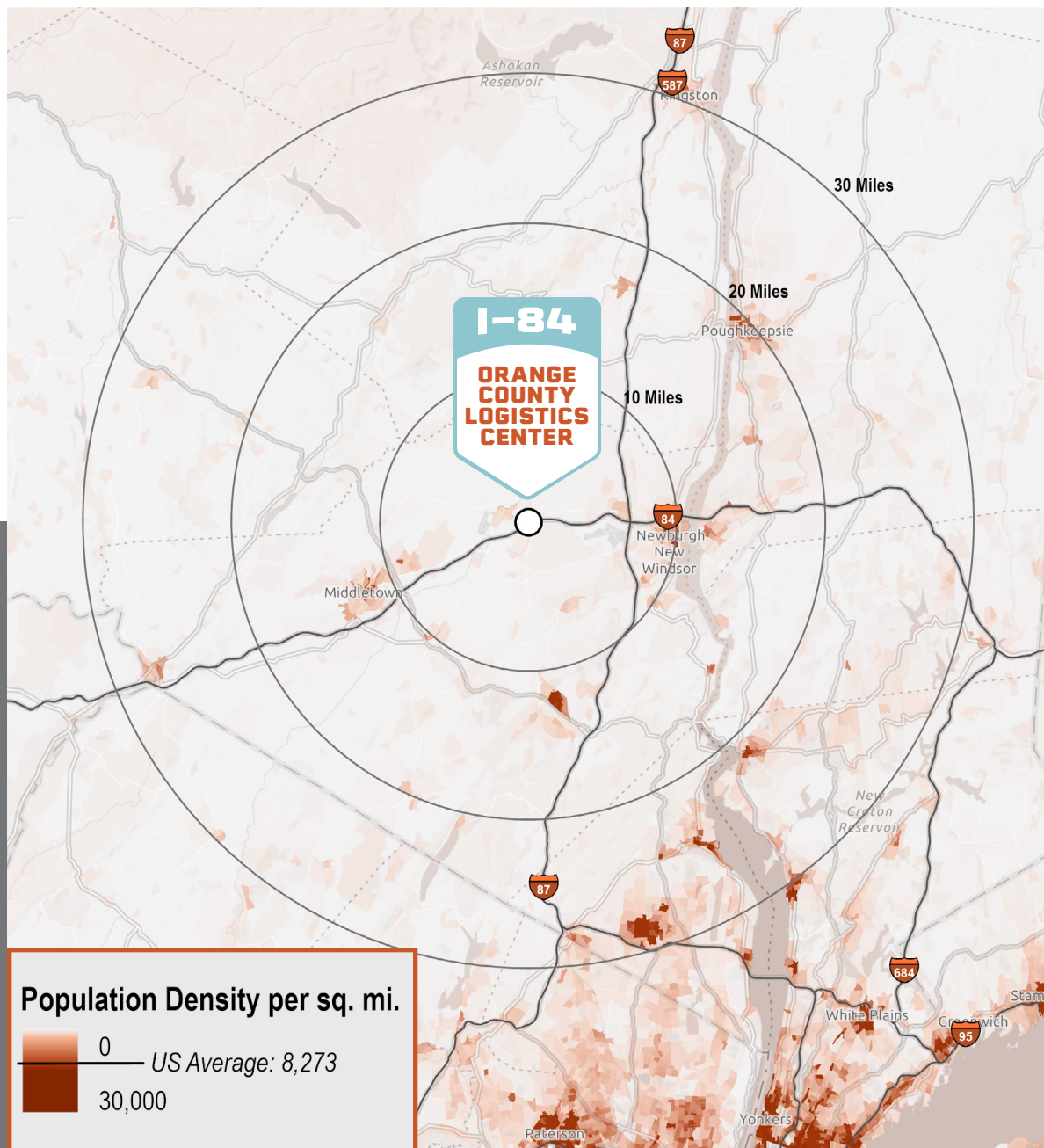
CONSTRUCTION SCHEDULE



CORPORATE NEIGHBORS



EXCEPTIONAL LABOR, SUPPLY AND WORKFORCE



DEMOGRAPHICS

Distance	10 Miles	20 Miles	30 Miles
2024 Total Population	162,925	599,450	1,341,939
2024 Civ Pop 16+/Labor Force	85,280	300,973	684,834
Warehouse Labor	6,983	17,772	38,532
2024 Median Household Income	\$95,593	\$92,178	\$99,500
2024 Civ Pop 16+/Labor Force	85,280	300,973	684,834
Percent Warehouse Labor	8.2%	5.9%	5.6%
2024 Unemployment Rate (2024)	5.10%	5.10%	5.20%
Median Hourly Warehouse Earnings (US = \$19.53)	\$21.10	\$20.64	\$20.59
Cost of Living Index	106	109	113
% Blue Collar	21%	19%	17%

STRONG CONSUMER REACH

4 Hour Drive Time

I-84
ORANGE COUNTY
LOGISTICS
NT

POPULATION STATS

4-HR DRIVE TIME

Montgomery, New York

Number of Consumers
(Total Population): 47,739,481

Exit 8A, New Jersey

Number of Consumers
(Total Population): 47,558,118

Phillipsburg, New Jersey

Number of Consumers
(Total Population): 48,636,152

DISTANCES TO MAJOR LOGISTICS HUBS:

Newburgh, NY: 8mi
NYC: 70mi
EWR: 80mi
Port NY/NJ GCT: 80mi
PHILLY: 150mi
BOSTON: 200mi



REGIONAL CONNECTIVITY

I-84 Orange County Logistics Center is located less than 1 mile from Interstate 84 in the town of Montgomery, New York. With an attractive regional labor market and excellent connectivity/proximity to major roadways, I-84 Orange County Logistics Center is well located at the center of the Northeast corridor's robust distribution network.

James Panczykowski
+1 203 705 2248
james.panczykowski@jll.com



Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2025. Jones Lang LaSalle Brokerage, Inc. All rights reserved.