

# FOR LEASE 7,600 SF

- Building size: 116,039 SF
- 9.29± Acre lot
- Available space: 7,600 SF
  - Office space w/AC: 1,500 SF
- Ceiling height: 20'
- Two (2) drive-ins
- Parking: 10 spaces
- Sprinkler: Wet

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VALLEY COTTAGE  
NEW YORK

Warehouse / Flex



Excellent  
access to  
I-287 & 9W

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# FLOOR PLAN

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□ DRIVE-IN DOOR



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# BUILDING FLOOR PLAN

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 DRIVE-IN DOOR



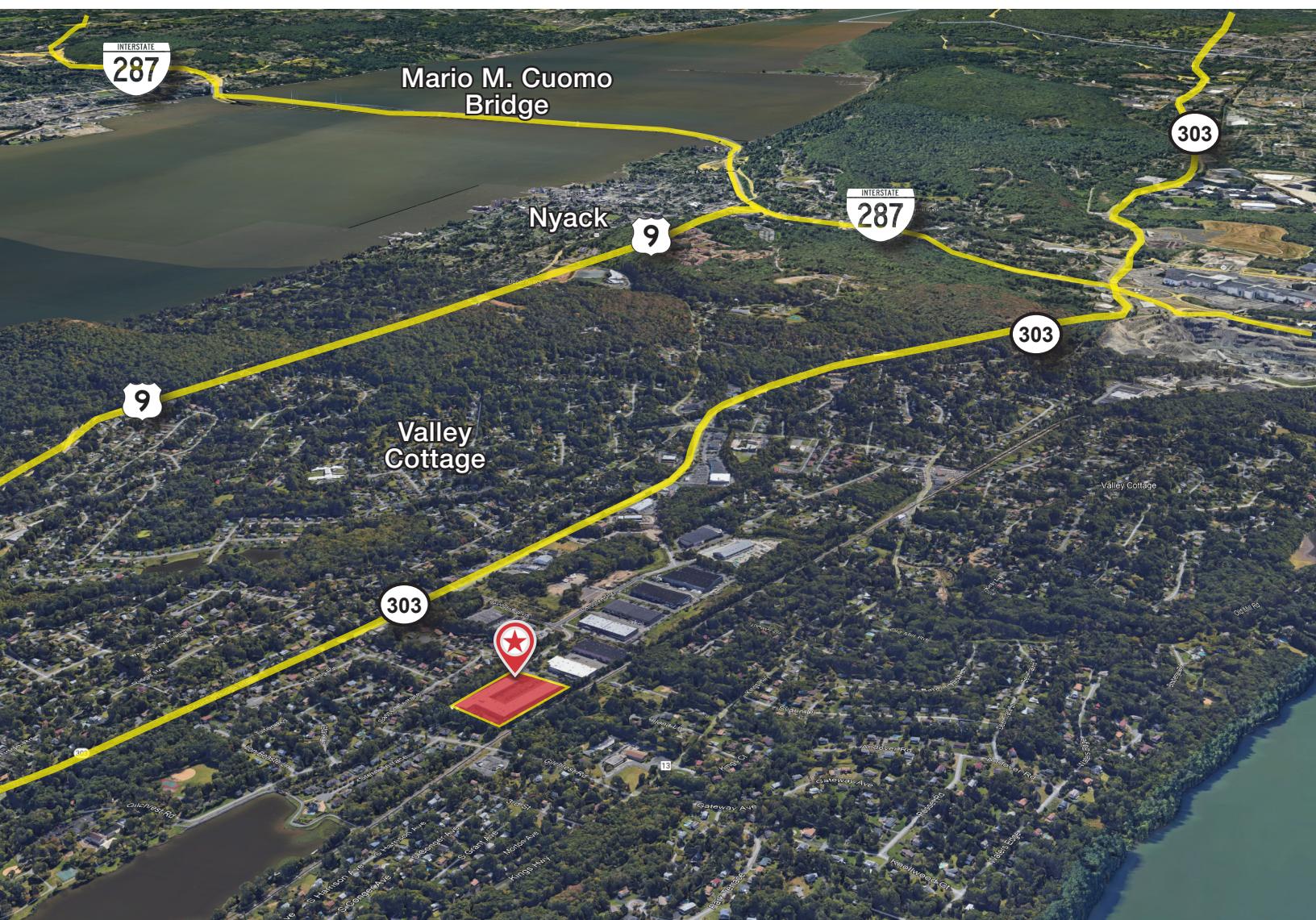
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# AERIAL VIEWS

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# DEMOGRAPHICS MAP & REPORT

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DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Total Population	7,204	47,906	142,794
Average Household Income	\$164,821	\$175,575	\$164,235

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# REGIONAL MAP

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Mario Cuomo Bridge  
5.1 miles



GW Bridge  
21.4 miles



PIP  
2.7 miles



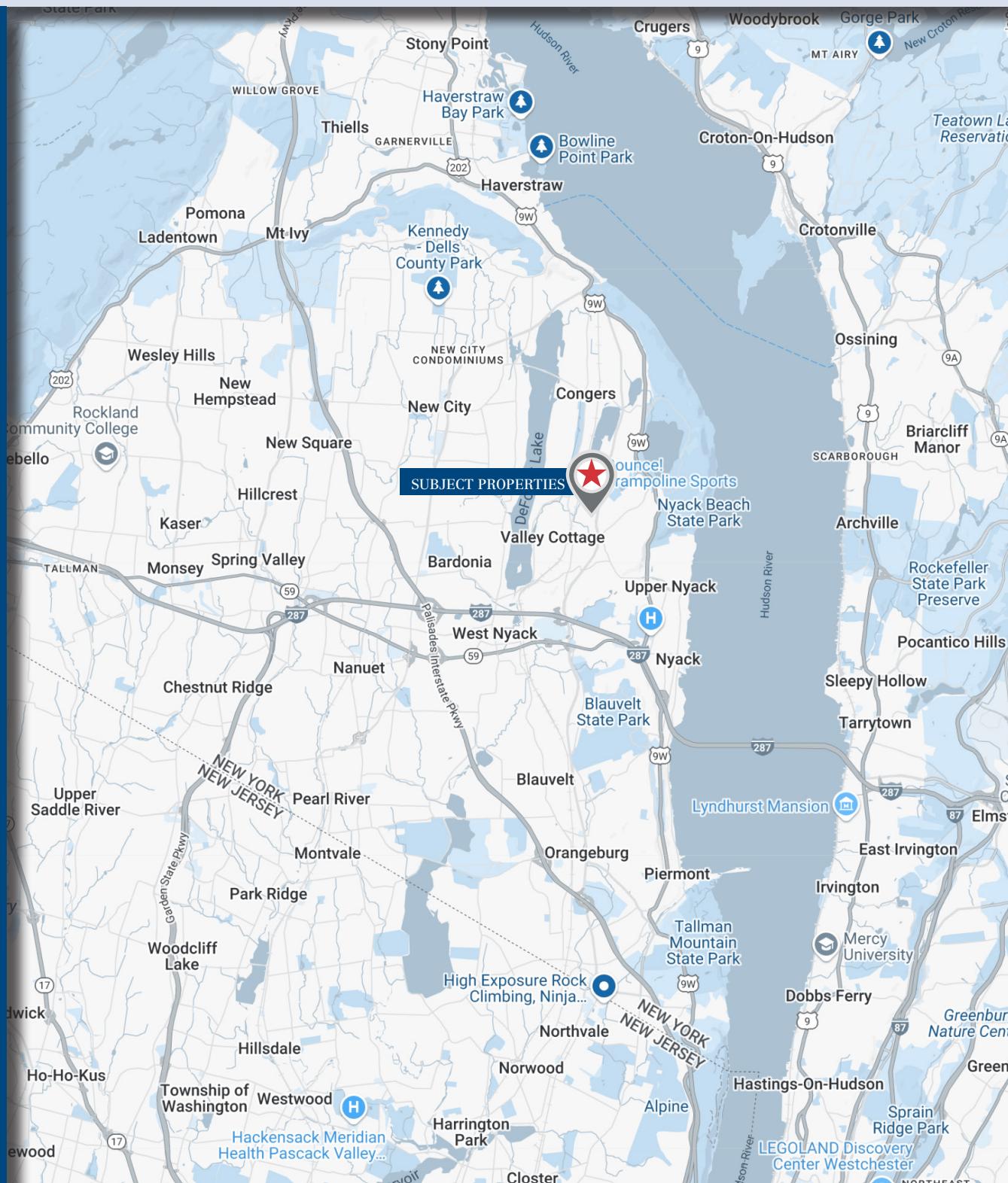
I-287  
7.3 miles



Westchester County  
Airport  
21.9 miles



Equidistant  
between Stewart &  
Newark Airport  
41.1 miles



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