

# 29 ELIZABETH DRIVE, CHESTER (ORANGE COUNTY), NY



**401,746 SF FOR LEASE**  
**\$3 Million in Capital Improvements Completed**

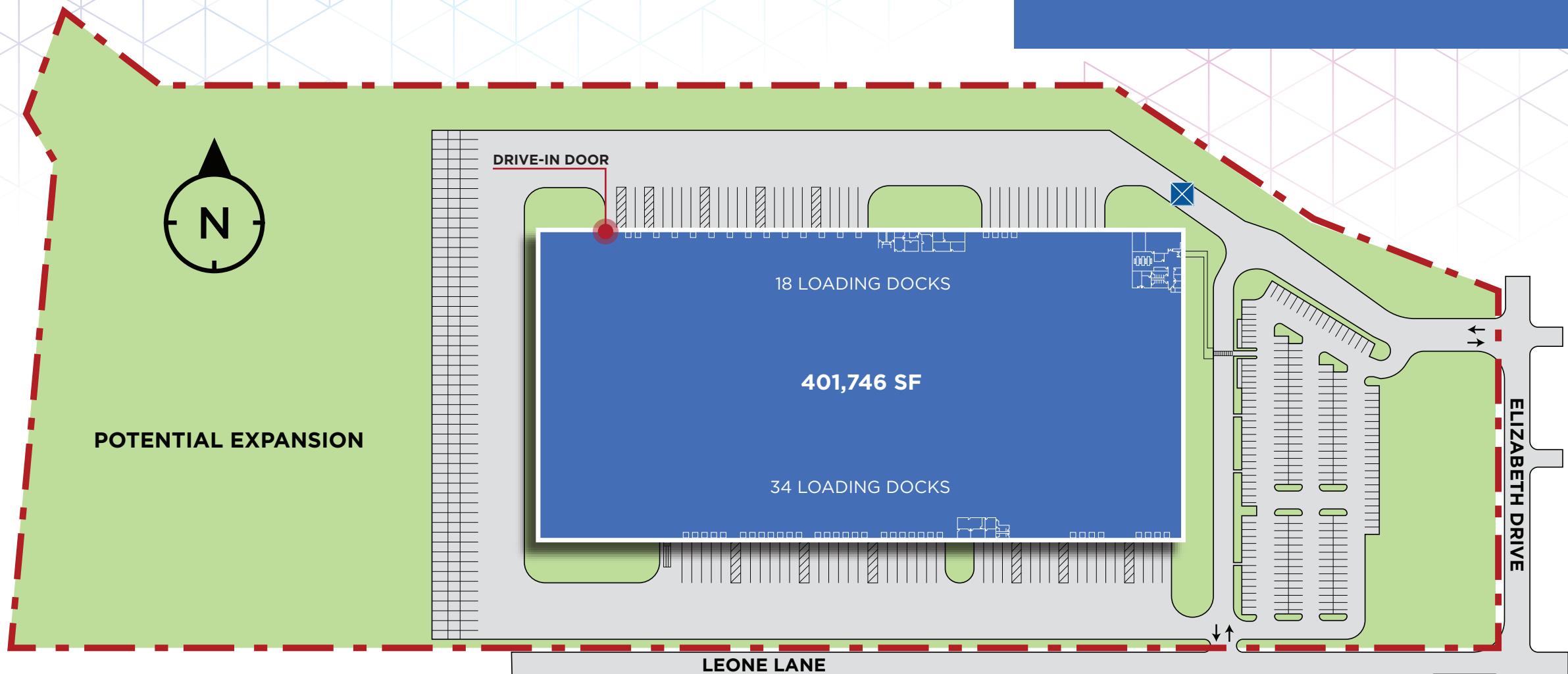


CUSHMAN &  
WAKEFIELD



Pyramid Brokerage  
Company

# PROPERTY FEATURES



**401,746 SF ON 35.9 ACRES**

BUILDING SIZE

**52**  
DOCKS

**194**  
CAR SPACES

**90**  
TRAILER SPACES

**2025**  
OCCUPANCY

**401,746 SF**  
SPACE AVAILABLE

**900' X 441'**

BUILDING EXTERIOR DIMENSIONS

**140'**

TRUCK APRONS

**55' (E-W) X 39' (N-S) | 60' SPEED BAYS**

COLUMNS



LIGHTING  
LED ON MOTION SENSORS



SPRINKLER  
ESFR



TAXES  
\$1.57 PSF



FENCED/SECURE  
SITE



MULTIPLE POINTS OF  
INGRESS/EGRESS



EXPANSION CAPABILITIES



SOLAR  
\$.16/KWH FIXED RATE



CEILING HEIGHT  
30' CLEAR



COLUMN SPACES  
55' X 39'

# CORPORATE NEIGHBORS



## 2023 POPULATION

3-MILE: 10,059  
5-MILE: 37,113  
10-MILE: 197,449



## TOTAL BUSINESSES

3-MILE: 542  
5-MILE: 2,009  
10-MILE: 9,898



## TOTAL EMPLOYEES

3-MILE: 4,697  
5-MILE: 18,451  
10-MILE: 85,482



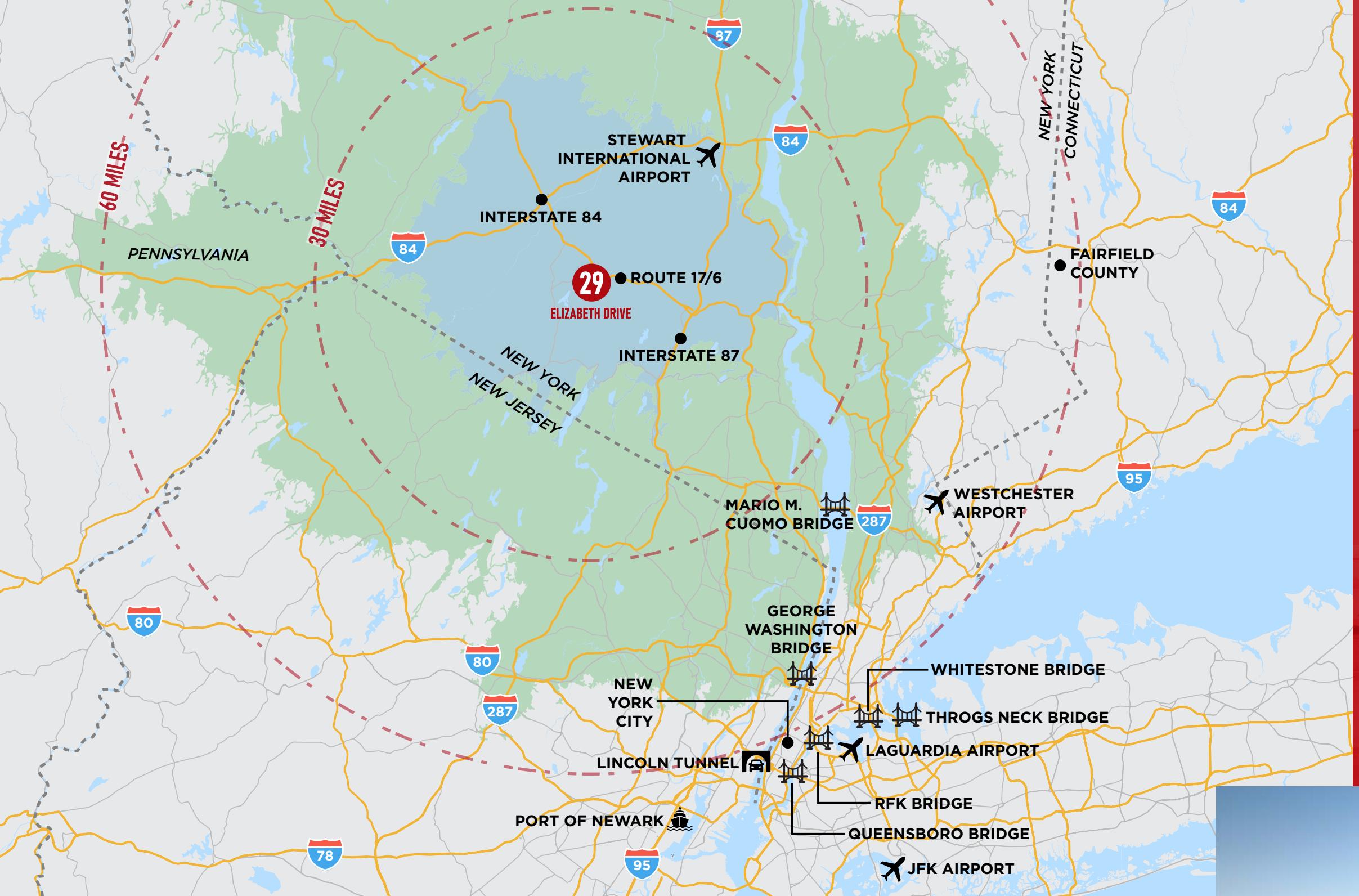
## AVERAGE HH INCOME

3-MILE: \$116,508  
5-MILE: \$128,192  
10-MILE: \$110,272



2-MILES TO ROUTE 6/17  
7-MILES TO I-87 EXIT 16  
9-MILES TO I-84 EXIT 19





Route 17 (Exit 126)	1 miles
Interstate 87 (I-87 Exit 16)	7 miles
Interstate 84 (I-84 Exit 19)	9 miles
Interstate 84 (I-84 Exit 15)	10 miles
Stewart International Airport (SWF)	17 miles
New Jersey State Line (I-287)	25 miles
Tappan Zee Bridge (Mario M. Cuomo Br.)	40 miles
GW Bridge	50 miles
Fairfield County, CT	55 miles
New York City (Manhattan)	55 miles
Lincoln Tunnel	55 miles
LaGuardia Airport (LGA)	60 miles
Port of Newark (NJ)	60 miles
Midtown Tunnel	60 miles
Whitestone Bridge	63 miles
RFK Bridge	65 miles
Queensboro Bridge	65 miles
Throgs Neck Bridge	67 miles
John F. Kennedy International Airport	70 miles
Albany, NY	105 miles

## DRIVE DISTANCES



POPULATION:  
30 MIN DRIVE: 301,988  
60 MIN DRIVE: 3,265,759



# 29 ELIZABETH DRIVE, CHESTER (ORANGE COUNTY), NY

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