

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



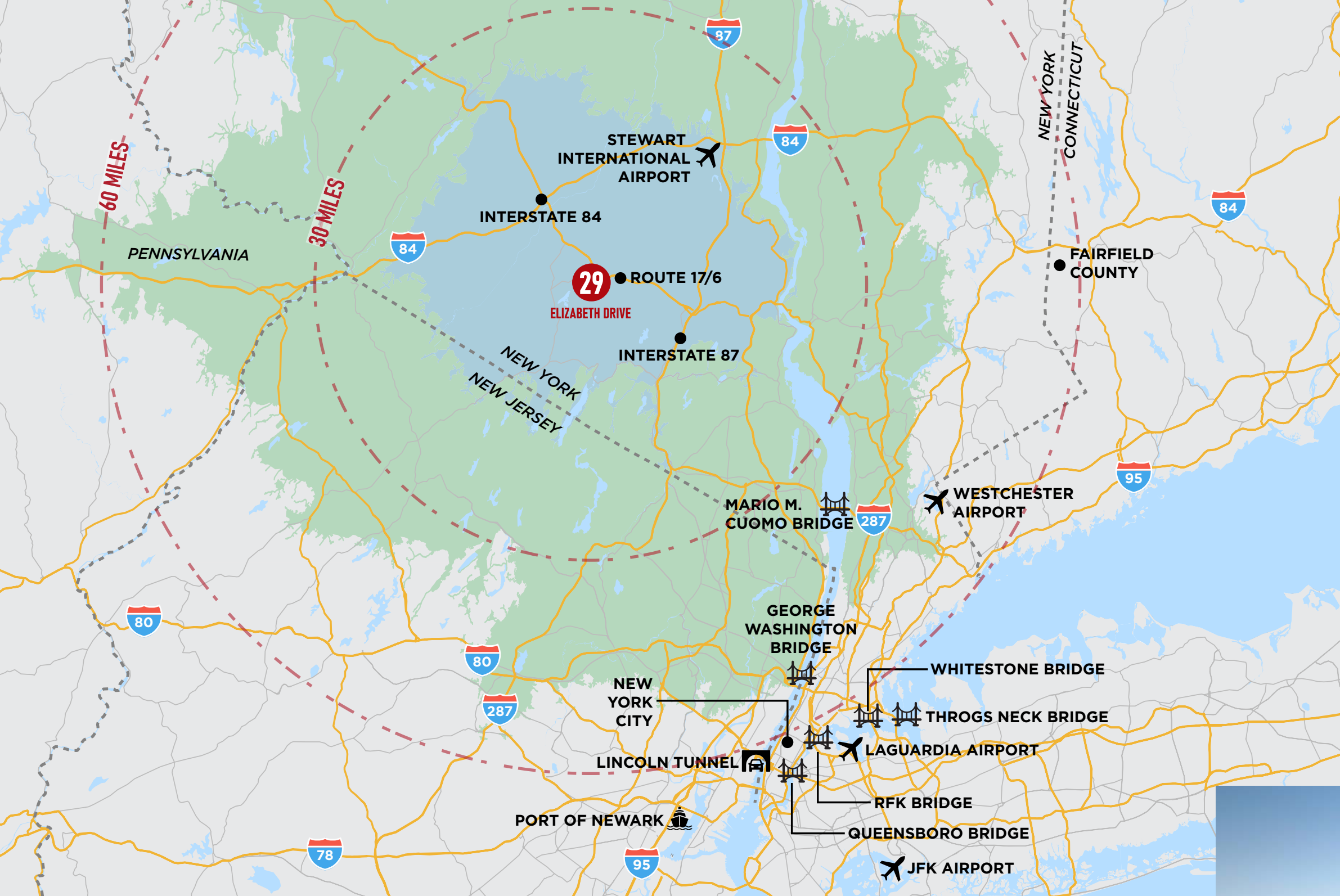
AVERAGE HH INCOME

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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