

29 ELIZABETH DRIVE, CHESTER (ORANGE COUNTY), NY



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



CUSHMAN &
WAKEFIELD

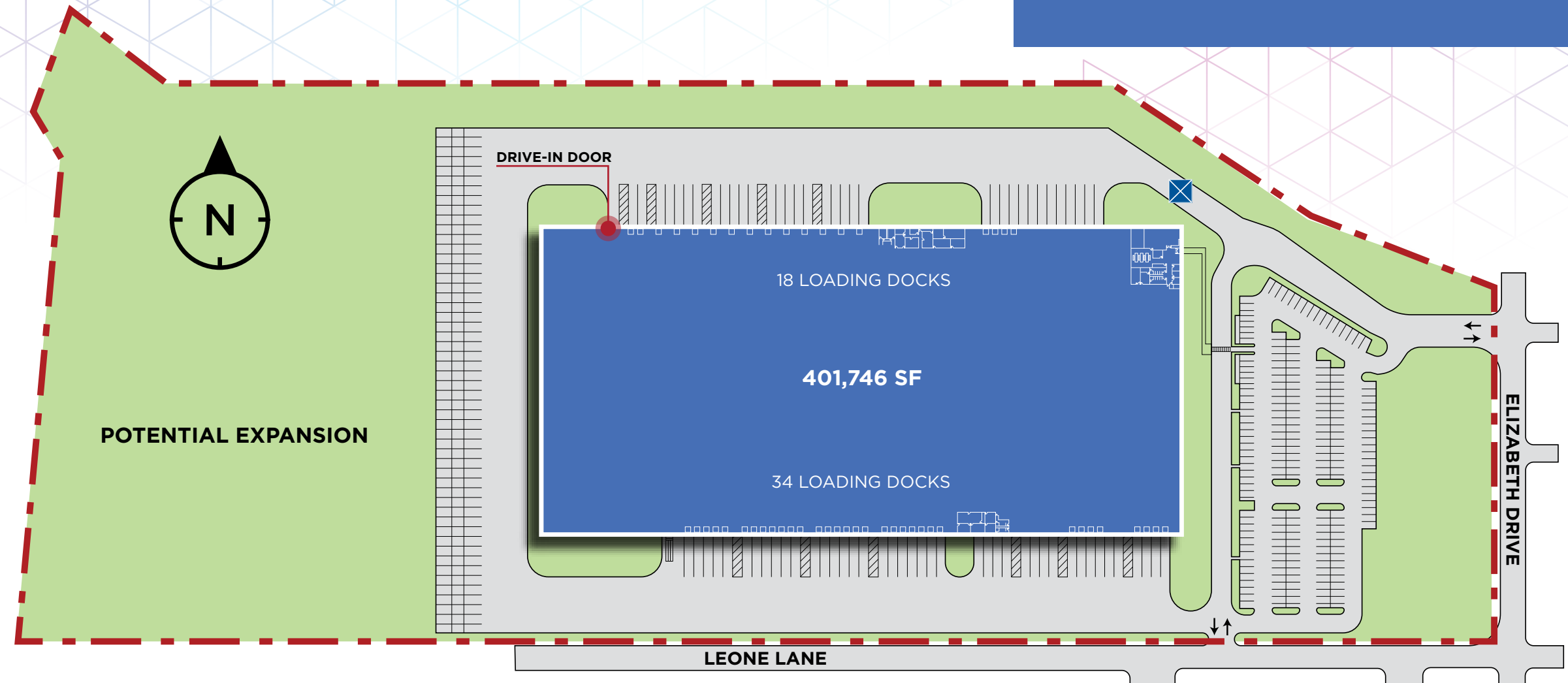


Pyramid Brokerage
Company

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

PROPERTY LINE



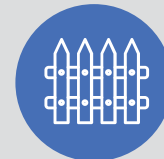
LIGHTING
LED ON MOTION SENSORS



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



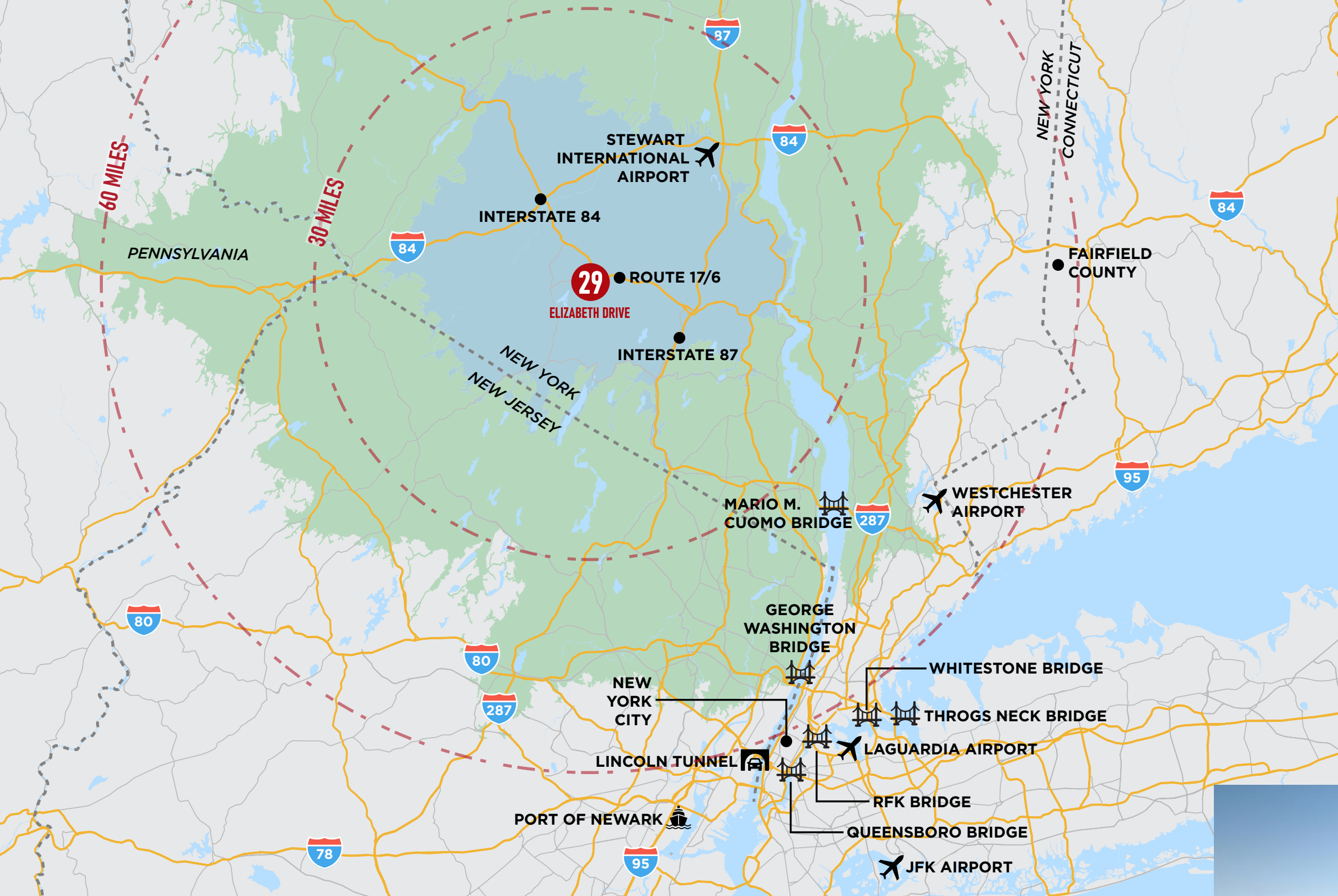
AVERAGE HH INCOME

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

JULES NISSIM
+1 201-460-3384
jules.nissim@cushwake.com

STAN DANZIG
+1 201-460-3388
stan.danzig@cushwake.com

ROBERT SCHERREIK SIOR, CCIM, MCR
+1 845-787-1373
rscherreik@pyramidbrokerage.com

JAMES DESIMONE SIOR
+1 845-596-9092
jdesimone@pyramidbrokerage.com

STEPHEN SANDER SIOR
+1 973 951 6579
stephen.sander@cushwake.com

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