

I-84

**ORANGE
COUNTY
LOGISTICS
CENTER**

Montgomery, New York
UNDER CONSTRUCTION - 146,075 SF

DELIVERING Q1 2026

FOR LEASE

[Watch on Vimeo](#)

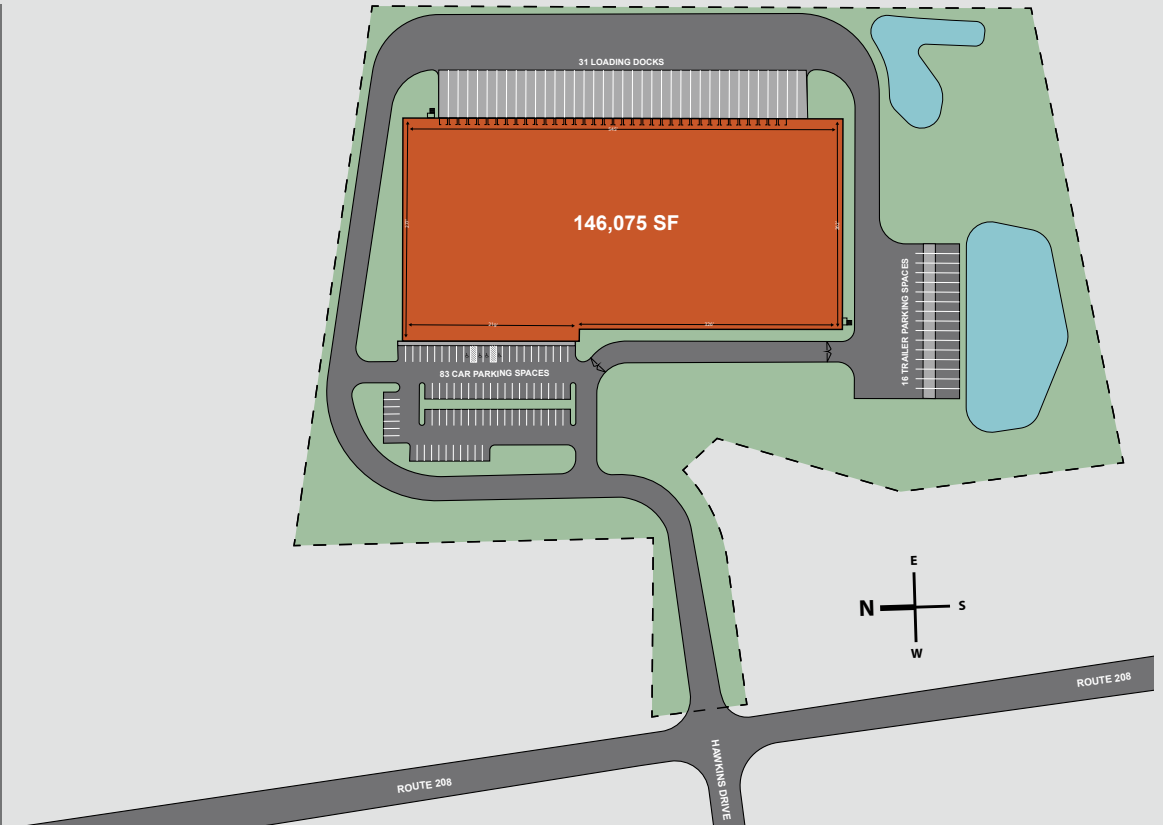
[View on Google Maps](#)



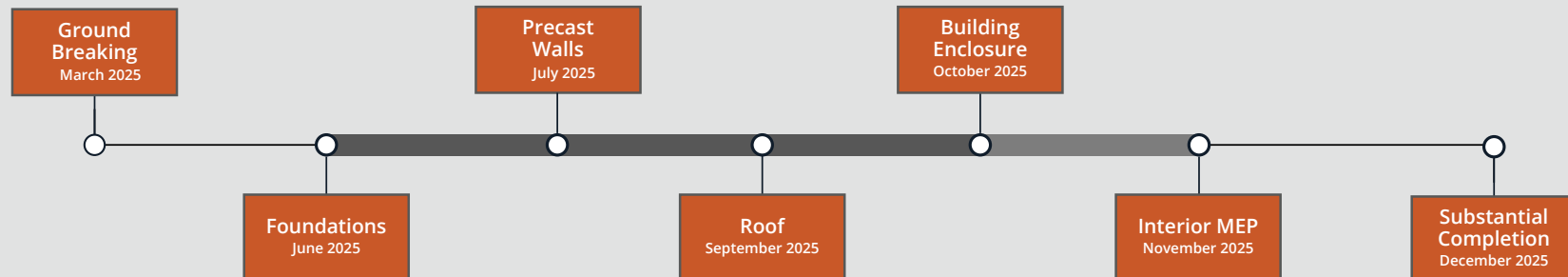
SITE PLAN & BUILDING SPECIFICATIONS

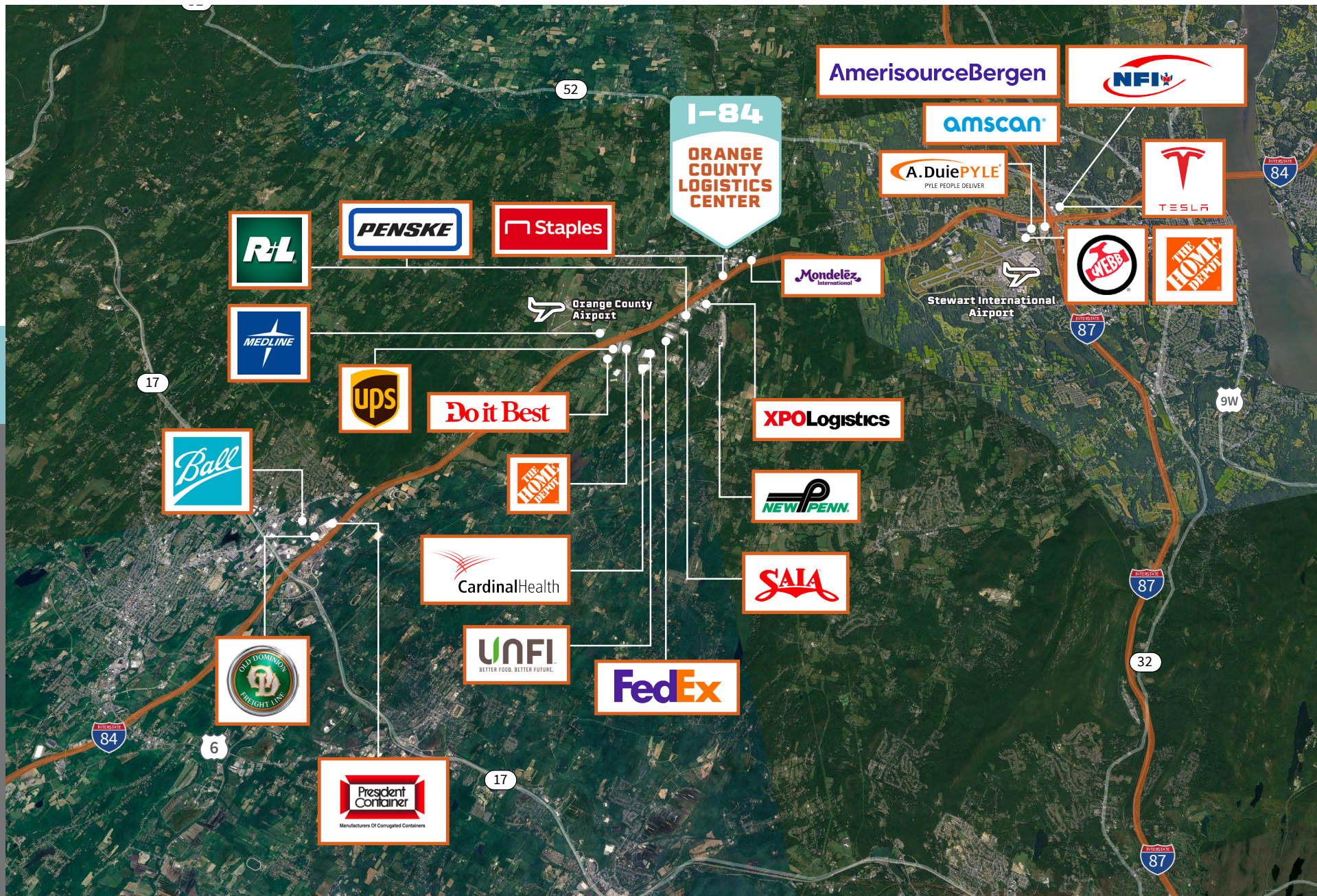
SPECIFICATIONS

- 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

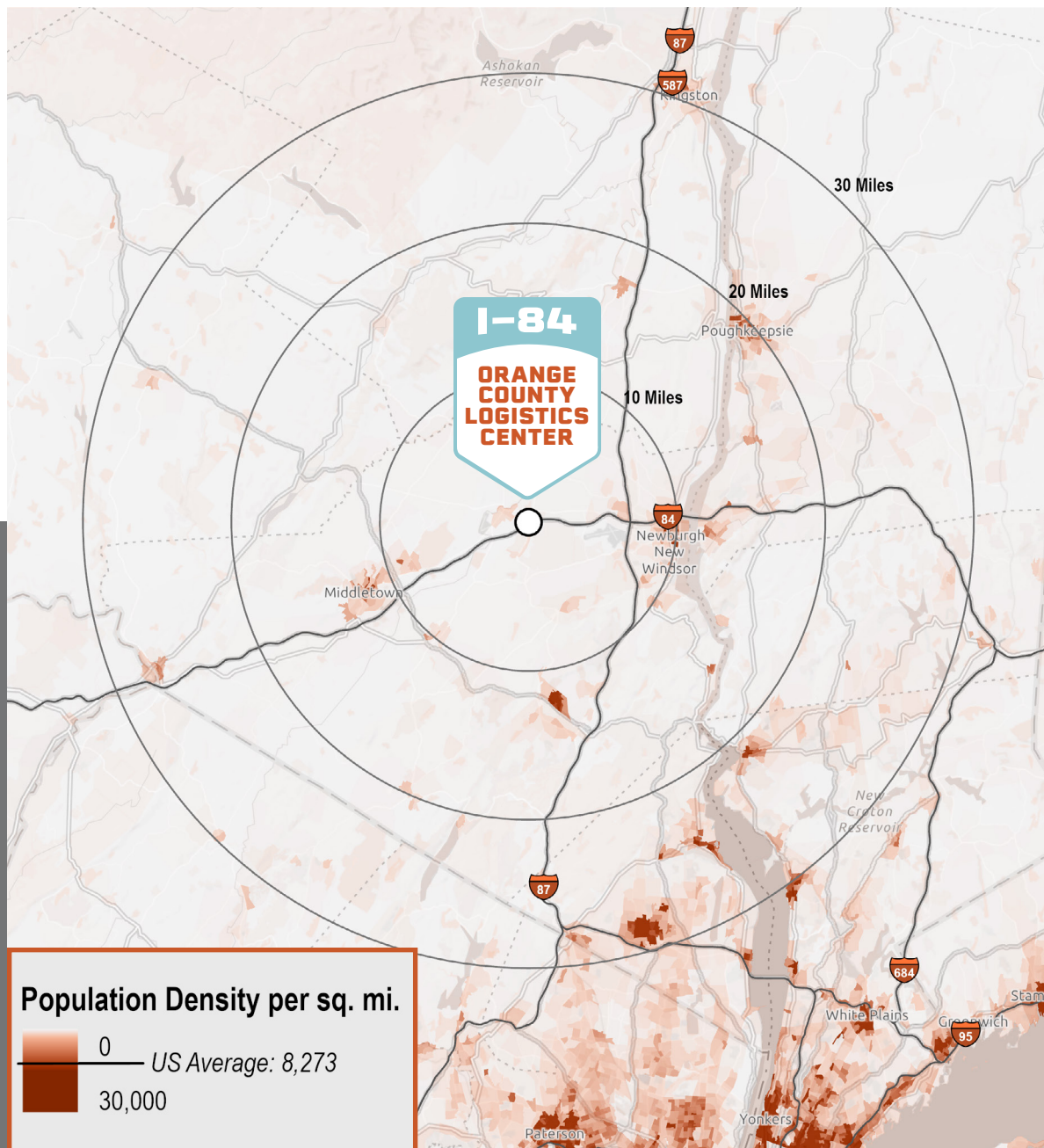


CONSTRUCTION SCHEDULE





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.

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