

I-84

ORANGE  
COUNTY  
LOGISTICS  
CENTER

Montgomery, New York  
UNDER CONSTRUCTION - 146,075 SF

DELIVERING Q1 2026

FOR LEASE



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View on Google Maps

JLL

RIDGE CUT  
ROAD

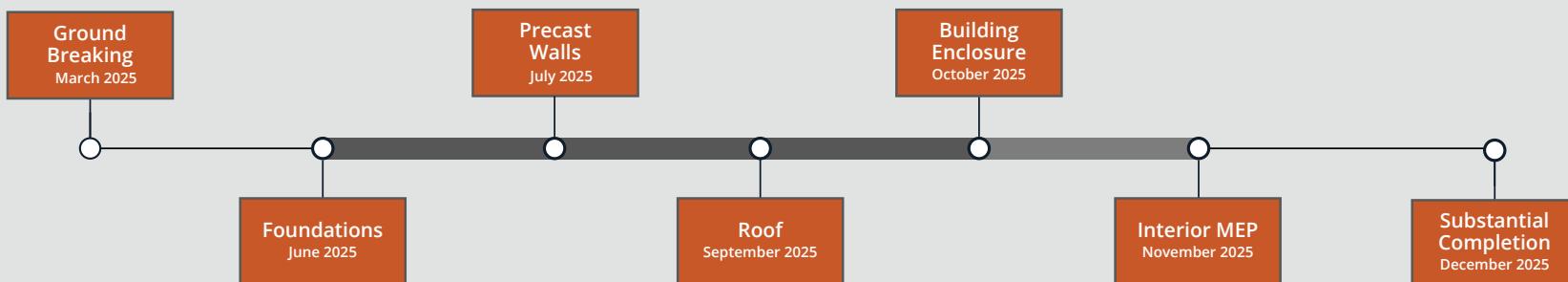
# SITE PLAN & BUILDING SPECIFICATIONS

## 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



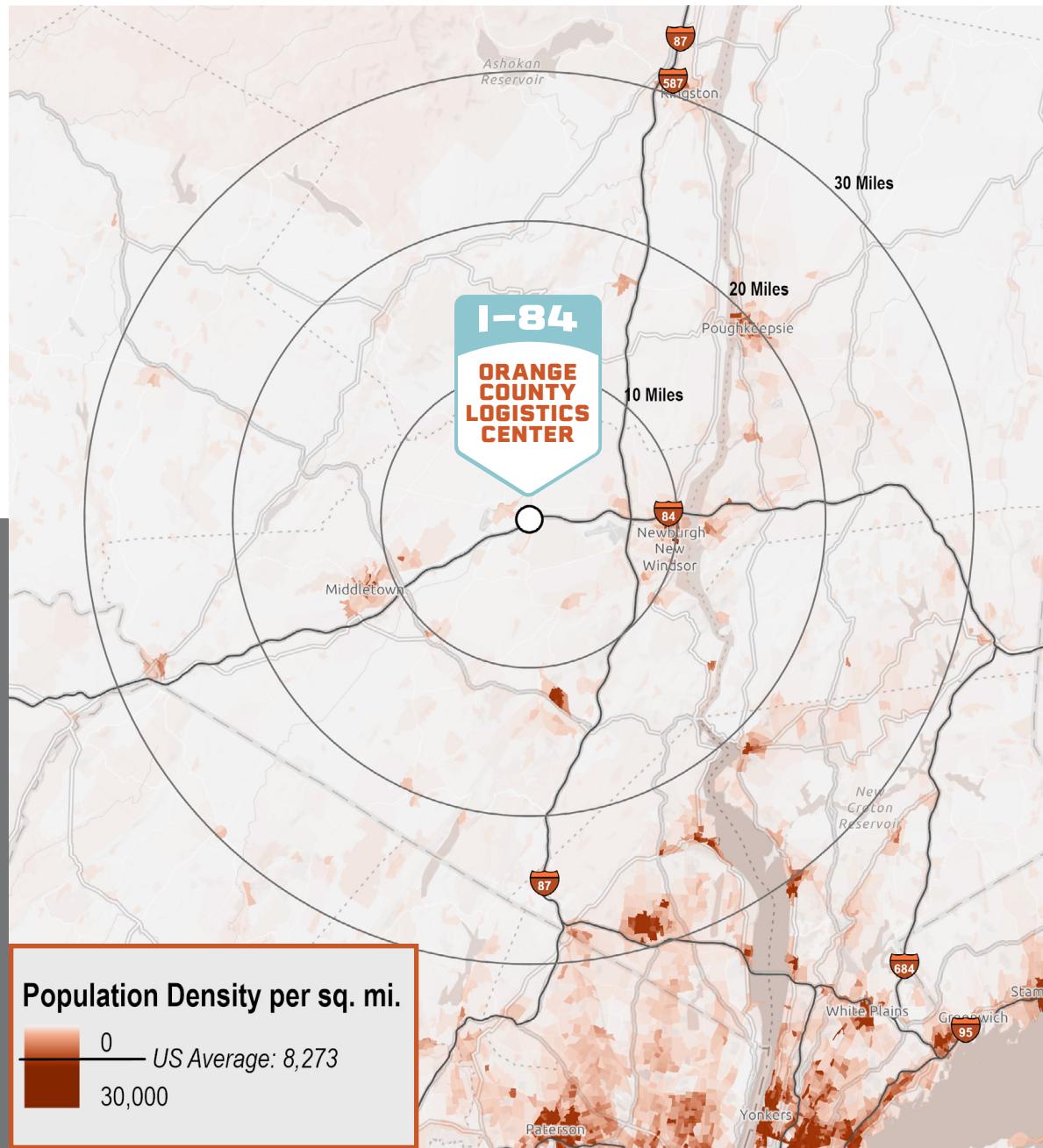
## CONSTRUCTION SCHEDULE



# CORPORATE NEIGHBORS

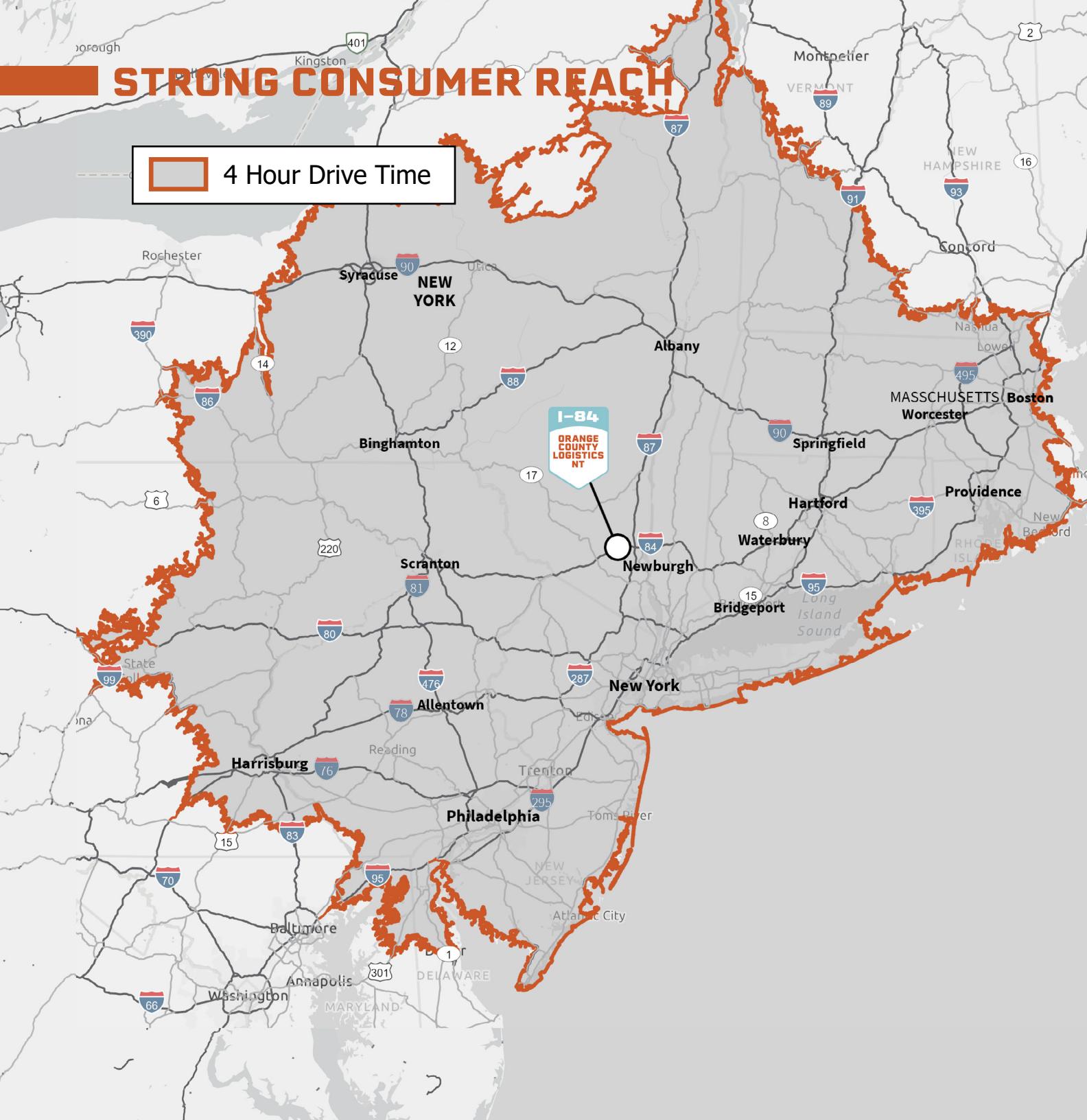


# EXCEPTIONAL LABOR, SUPPLY AND WORKFORCE



## DEMOGRAPHICS

Distance	10 Miles	20 Miles	30 Miles
<b>2024 Total Population</b>	162,925	599,450	1,341,939
<b>2024 Civ Pop 16+/Labor Force</b>	85,280	300,973	684,834
<b>Warehouse Labor</b>	6,983	17,772	38,532
<b>2024 Median Household Income</b>	\$95,593	\$92,178	\$99,500
<b>2024 Civ Pop 16+/Labor Force</b>	85,280	300,973	684,834
<b>Percent Warehouse Labor</b>	8.2%	5.9%	5.6%
<b>2024 Unemployment Rate (2024)</b>	5.10%	5.10%	5.20%
<b>Median Hourly Warehouse Earnings (US = \$19.53)</b>	\$21.10	\$20.64	\$20.59
<b>Cost of Living Index</b>	106	109	113
<b>% Blue Collar</b>	21%	19%	17%



## 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

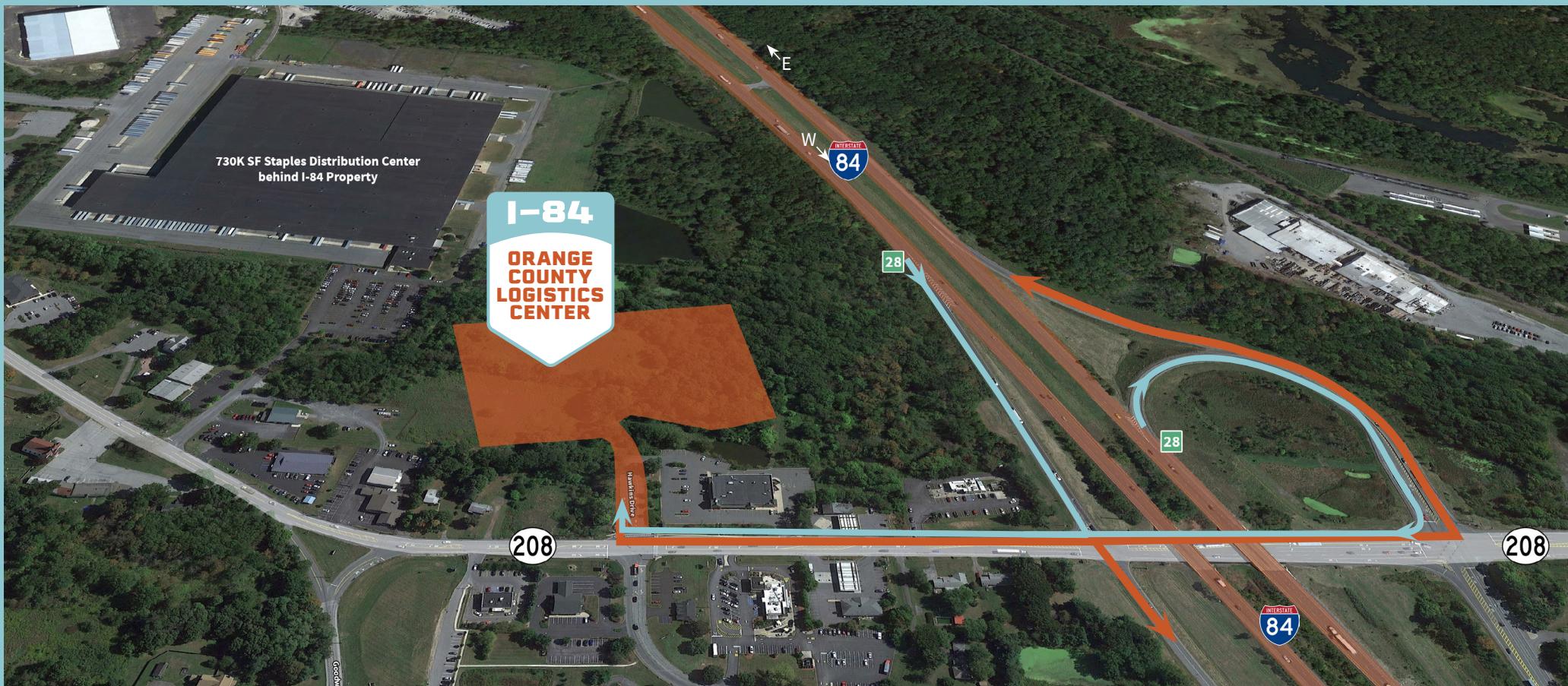
**NYC:** 70mi

**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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