



171 BRACKEN

NEW DEVELOPMENT FOR LEASE AND/OR SALE
± 250,920 AVAILABLE SF on ± 32.9 ACRES

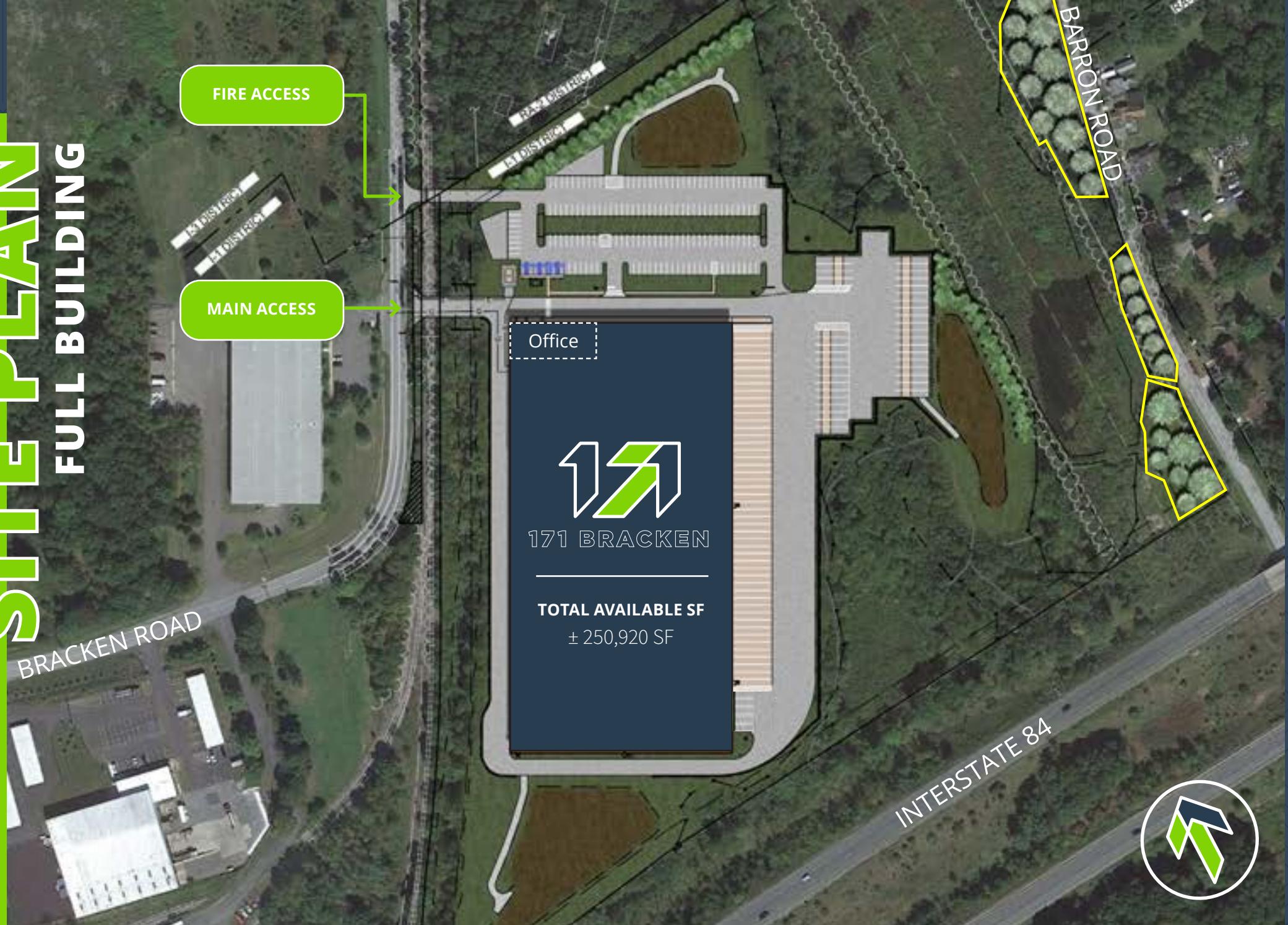
171 Bracken Road | Montgomery, New York



BALANOFF
INDUSTRIAL
TEAM

SITE PLAN

FULL BUILDING



171 BRACKEN

171 BRACKEN ROAD | MONTGOMERY, NEW YORK



WAREHOUSE
± 242,920 SF



OFFICE
± 8,000 SF



DOCK DOORS
± 42



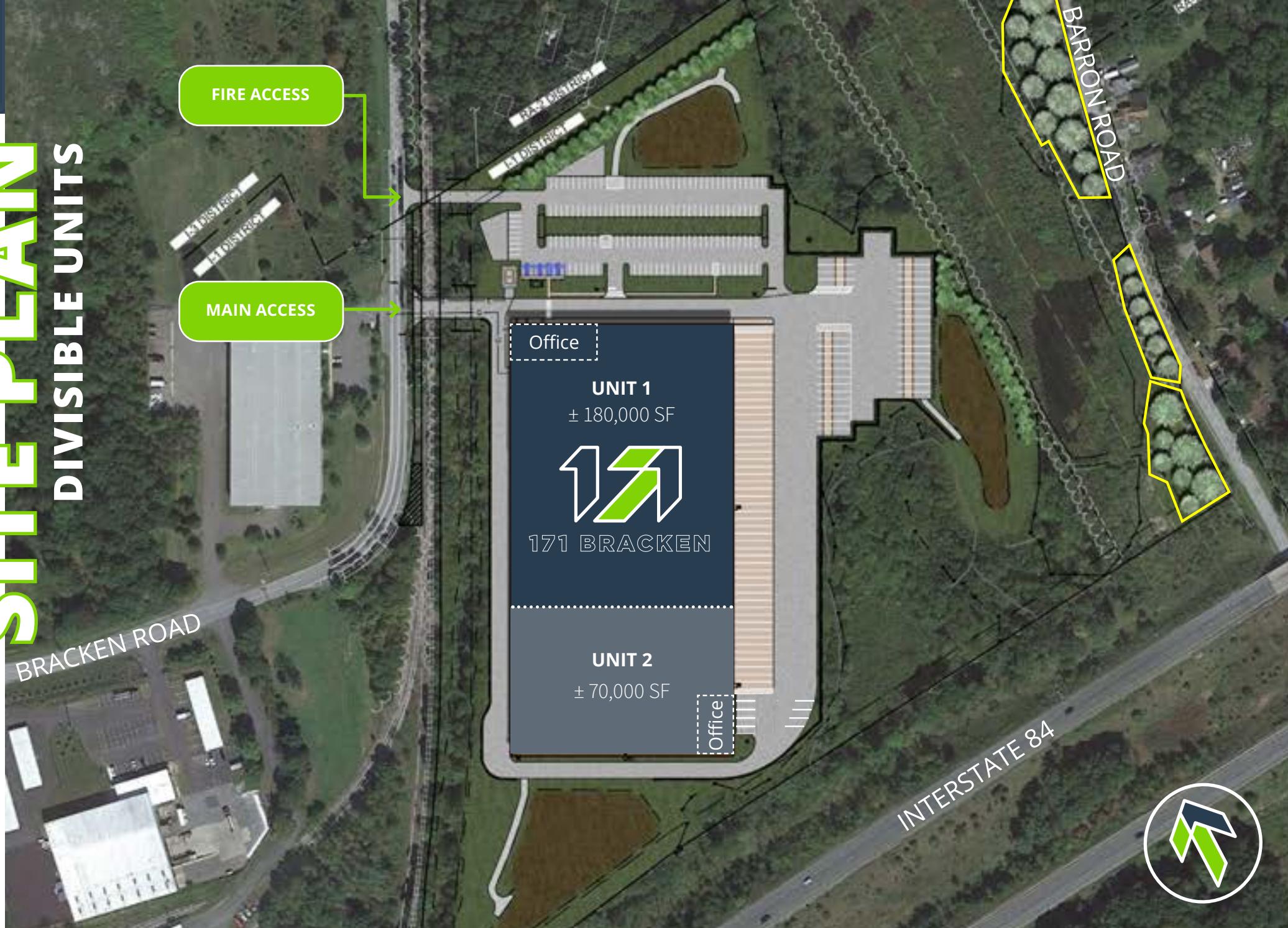
BOX TRUCK DOORS
± 5



TRAILER / CAR PARK
± 37 / ± 158

SITE PLAN

DIVISIBLE UNITS



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WAREHOUSE
± 242,920 SF



OFFICE
± 8,000 SF



DOCK DOORS
± 42



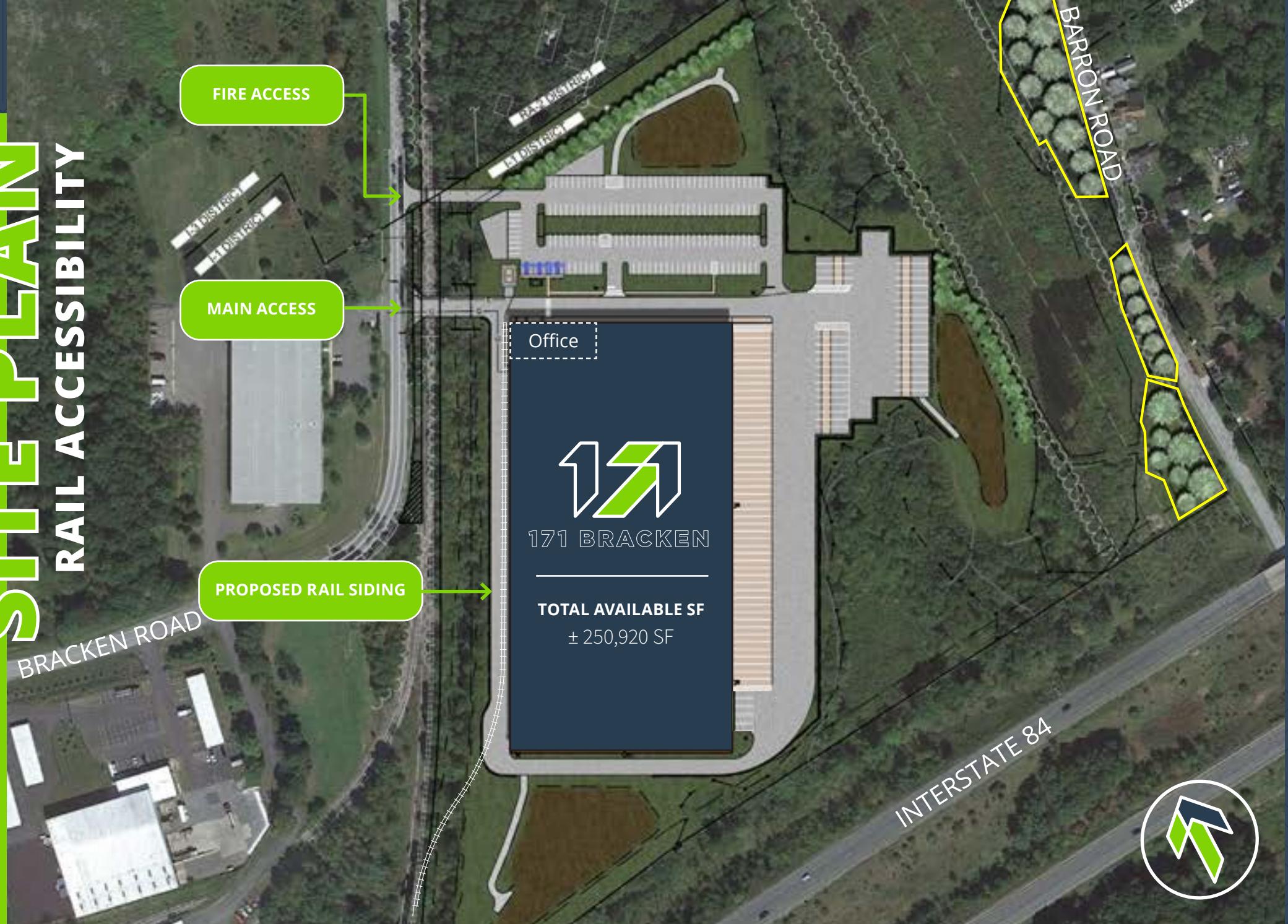
BOX TRUCK DOORS
± 5



TRAILER / CAR PARK
± 37 / ± 158

SITE PLAN

RAIL ACCESSIBILITY



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OFFICE
± 8,000 SF



DOCK DOORS
± 42



BOX TRUCK DOORS
± 5



TRAILER / CAR PARK
± 37 / ± 158



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NORTHEAST REGION



171 BRACKEN

is strategically located off **84**
providing effortless connectivity to
major cities through well-established
highways and railway networks.



TRUCK ROUTES - MAJOR CITIES

ALBANY ± 94 mi | ± 1 h 34 min

BOSTON ± 208 mi | ± 3 h 37 min

HARTFORD ± 107 mi | ± 1 h 54 min

STAMFORD ± 78 mi | ± 1 h 25 min

NEW YORK ± 107 mi | ± 1 h 58 min

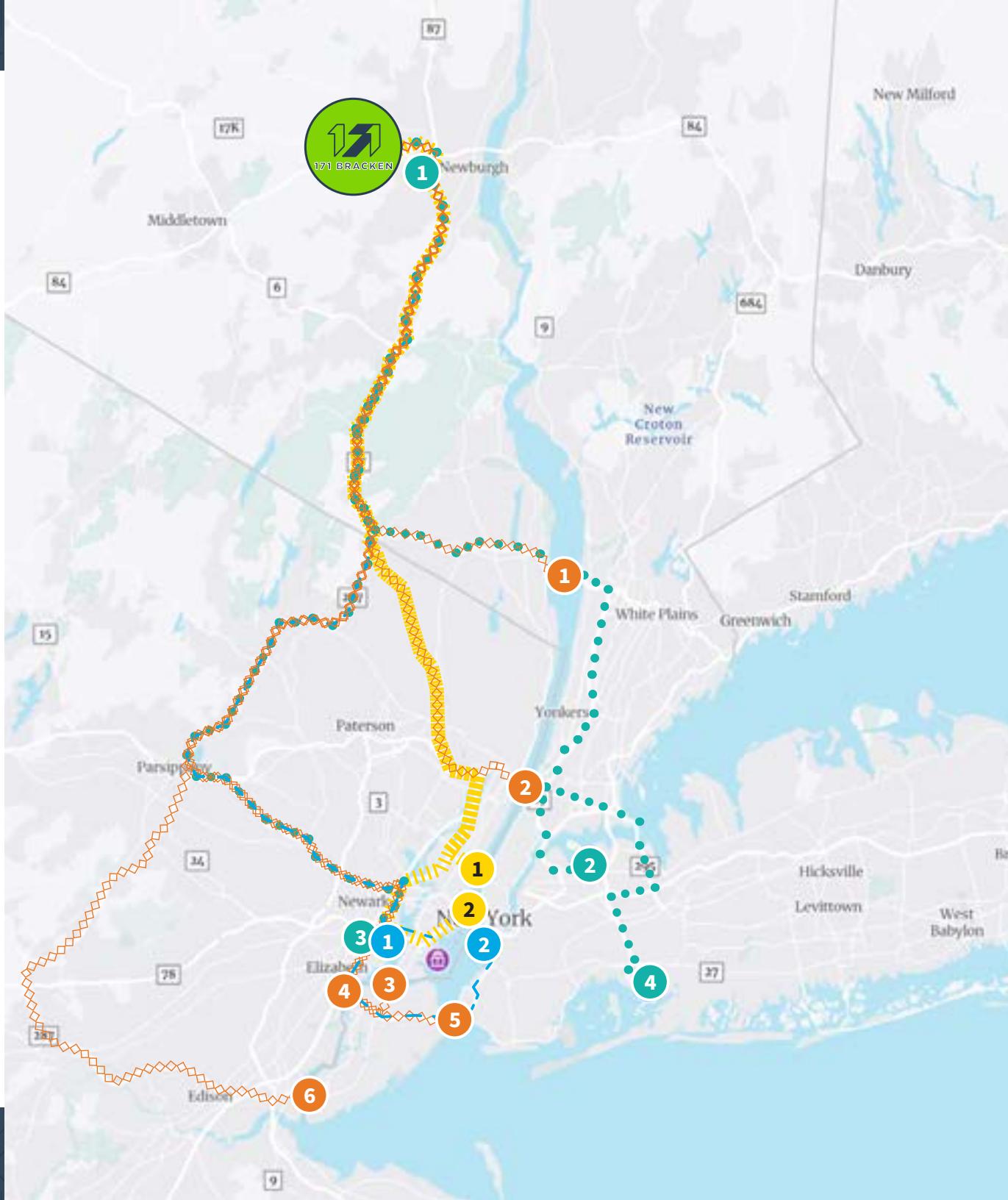
PHILADELPHIA ± 173 mi | ± 3 h 7 min



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REGIONAL ACCESS POINTS



TRUCK ROUTES MAJOR ACCESS POINTS



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SHIPPING PORTS

- 1 Port Newark/Port Elizabeth ± 93 mi | ± 1 h 40 min
- 2 Red Hook Terminals ± 113 mi | ± 2 h 12 min

AIRPORTS

- 1 Stewart International Airport (SWF) ± 9 mi | ± 16 min
- 2 LaGuardia International Airport (LGA) ± 85 mi | ± 1 h 43 min
- 3 Newark International Airport (EWR) ± 96 mi | ± 1 h 42 min
- 4 John F. Kennedy Airport (JFK) ± 100 mi | ± 2 h 8 min

BRIDGES

- 1 Governor Mario M. Cuomo Bridge ± 54 mi | ± 55 min
- 2 George Washington Bridge ± 67 mi | ± 1 h 21 min
- 3 Bayonne Bridge ± 101 mi | ± 1 h 52 min
- 4 Goethals Bridge ± 96 mi | ± 1 h 39 min
- 5 Verrazano Narrows Bridge ± 109 mi | ± 1 h 59 min
- 6 Outerbridge Crossing ± 111 mi | ± 1 h 56 min

TUNNELS

- 1 Lincoln Tunnel ± 70 mi | ± 1 h 25 min
- 2 Holland Tunnel ± 83 mi | ± 1 h 37 min

LOCAL ACCESS POINTS



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LOCAL ACCESS POINTS



Stewart International Airport (SWF)

is a fully-equipped, 24/7 facility designed to accommodate the world's largest aircraft, including C-5As, A-340s, and B-747s, with ease and efficiency.

Source: Port Authority of New York and New Jersey



Ingress
 Egress

ORANGE
COUNTY
AIRPORT



84

171
BRACKEN

17K

SWF

COMMERCIAL CARGO
AIRLINES OPERATING OUT OF
Stewart International Airport (SWF)

Source: Port Authority of New York and New Jersey



TRUCK ROUTES
TO MAJOR HIGHWAYS



± 9 mi | ± 16 mins

87

± 10 mi | ± 13 mins

17K

± 0.25 mi | ± 1 min

84

± 1.75 mi | ± 4 mins

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171 BRACKEN ROAD | MONTGOMERY, NEW YORK

2024 ATTRACTIONS + EXPANSIONS

Driving Economic Growth Since 1986



\$135MM
CAPITAL INVESTMENT



370
NEW CAREERS



1.1MM
SQUARE FEET



53
NEW LEADS

Alladin Packaging, LLC
Alpin Haus
Applied Medical
Certified Lumber
Chasuna
Home Depot
Home Trade USA
Hudson Valley Venom
Jiminez Pallets

Johnson Controls
Johnstone Supply
NFI Industries
OEM Electronics
PrimeSource Building Products
Red Bull
Superior Pack Group
Tier Ten



13
SITE SELECTOR
TOURS



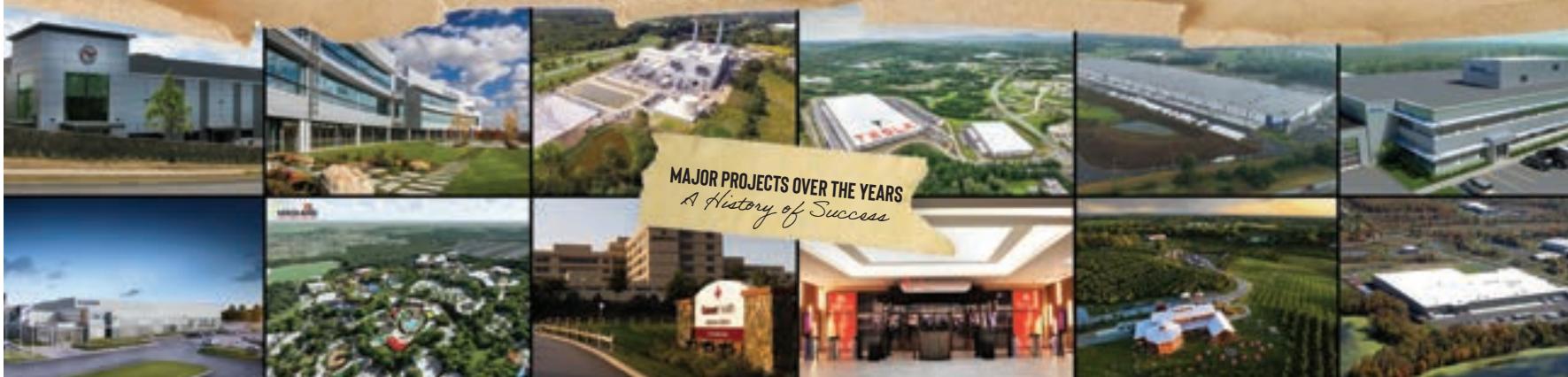
38%
INCREASE IN
MANUFACTURING LEADS



11
INTERNATIONAL
PROJECT LEADS



22
BUSINESS RETENTION
+ EXPANSION VISITS



Source: Conor Eckert - Vice President, Economic Development - www.ocpartnership.org



BIG THINGS HAPPENING AT NEW YORK STEWART INTERNATIONAL AIRPORT

The PANY&NJ announced two new leases at NY Stewart International Airport for publicly-traded Sky Harbour Group and MJJ Builders and Aviation Facilities Company Management (AFCO) which will result in the construction of 300,000 SF of corporate jet hangars totaling \$119 million in capital investment.



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DEMOGRAPHICS



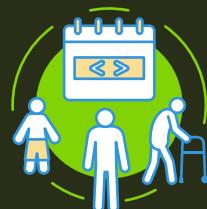
Source: Conor Eckert - Vice President, Economic Development
www.ocpartnership.org & Colliers HYDRA



EDUCATION

	1 mile	3 miles	6 miles
HIGH SCHOOL	35%	32%	27%
SOME COLLEGE	34%	33%	30%
COLLEGE DEGREE	25%	28%	35%

Orange County regional employers are supported by 30+ colleges and universities that support the success of the biotech/life science, food/beverage, healthcare, and advanced manufacturing sectors.



POPULATION

	1 mile	3 miles	6 miles
2000	362	12,326	40,304
2010	362	12,978	44,432
2024	411	13,650	47,364

Orange County is in heart of Hudson Valley, proximate to a regional population of 2.4 million people.
 576,587 people are aged between 25-44, prime labor/workforce age.



2024 HOUSEHOLD INCOME

	1 mile	3 miles	6 miles
Median	\$102,397	\$85,304	\$100,411
Average	\$142,955	\$113,827	\$126,950
Per Capita	\$44,027	\$42,295	\$46,432



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INDUSTRIAL
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