

19,438 SF

WAREHOUSE & OFFICE FOR LEASE

- Total available space: 19,438± SF
- Suite 9: 9,469± SF
 - Office: 1,981± SF
 - One (1) ramped drive-in
 - Ceiling height: 24'
- Suite 10: 9,969± SF
 - Office: 3,125± SF
 - Two (2) tailgates
 - Ceiling height: 24'
- 20 Parking spaces
 - 10 per both suite 9 & 10

**Excellent
access to
I-287 & 9W**

616 CORPORATE
WAY VALLEY COTTAGE
NEW YORK








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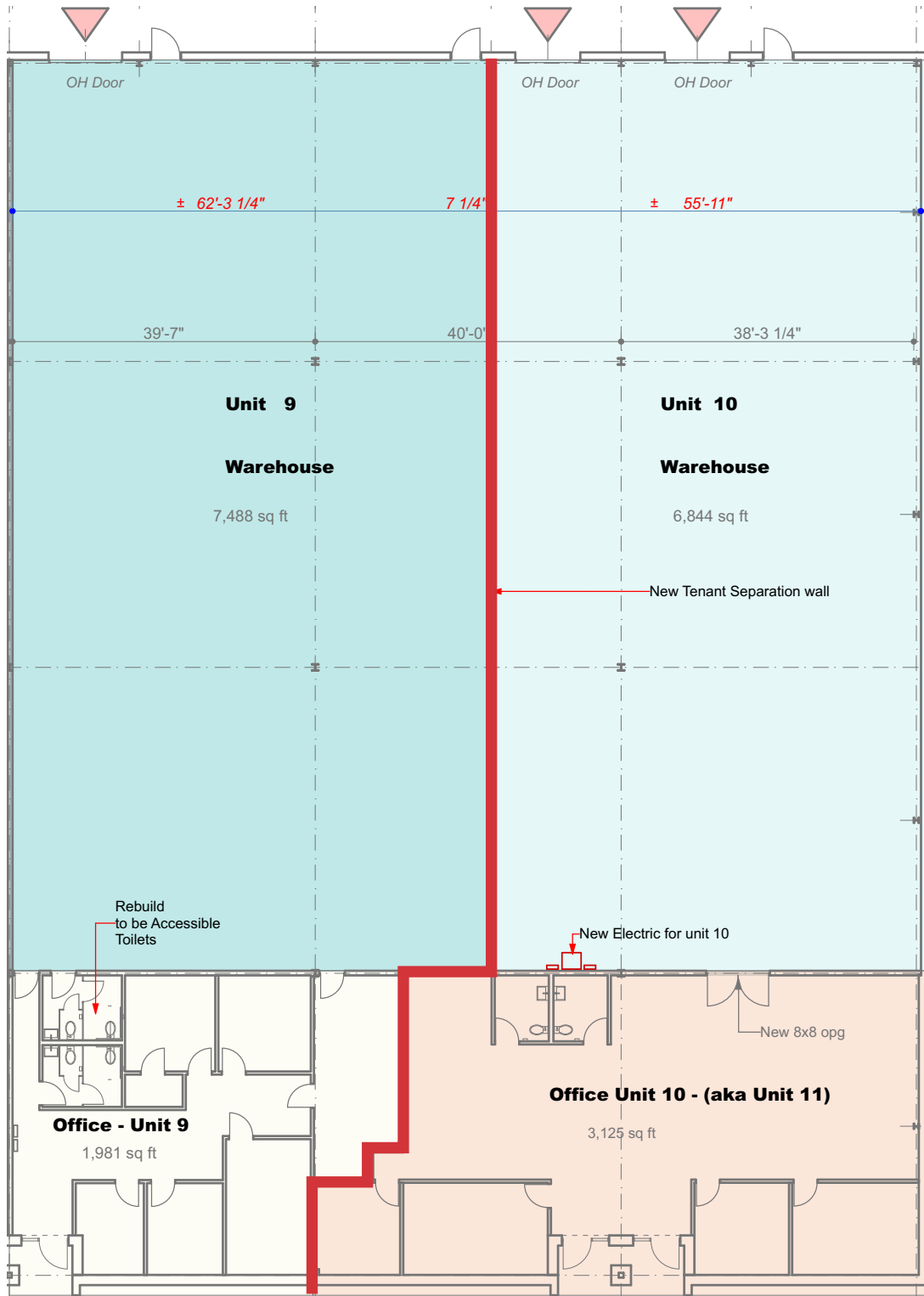
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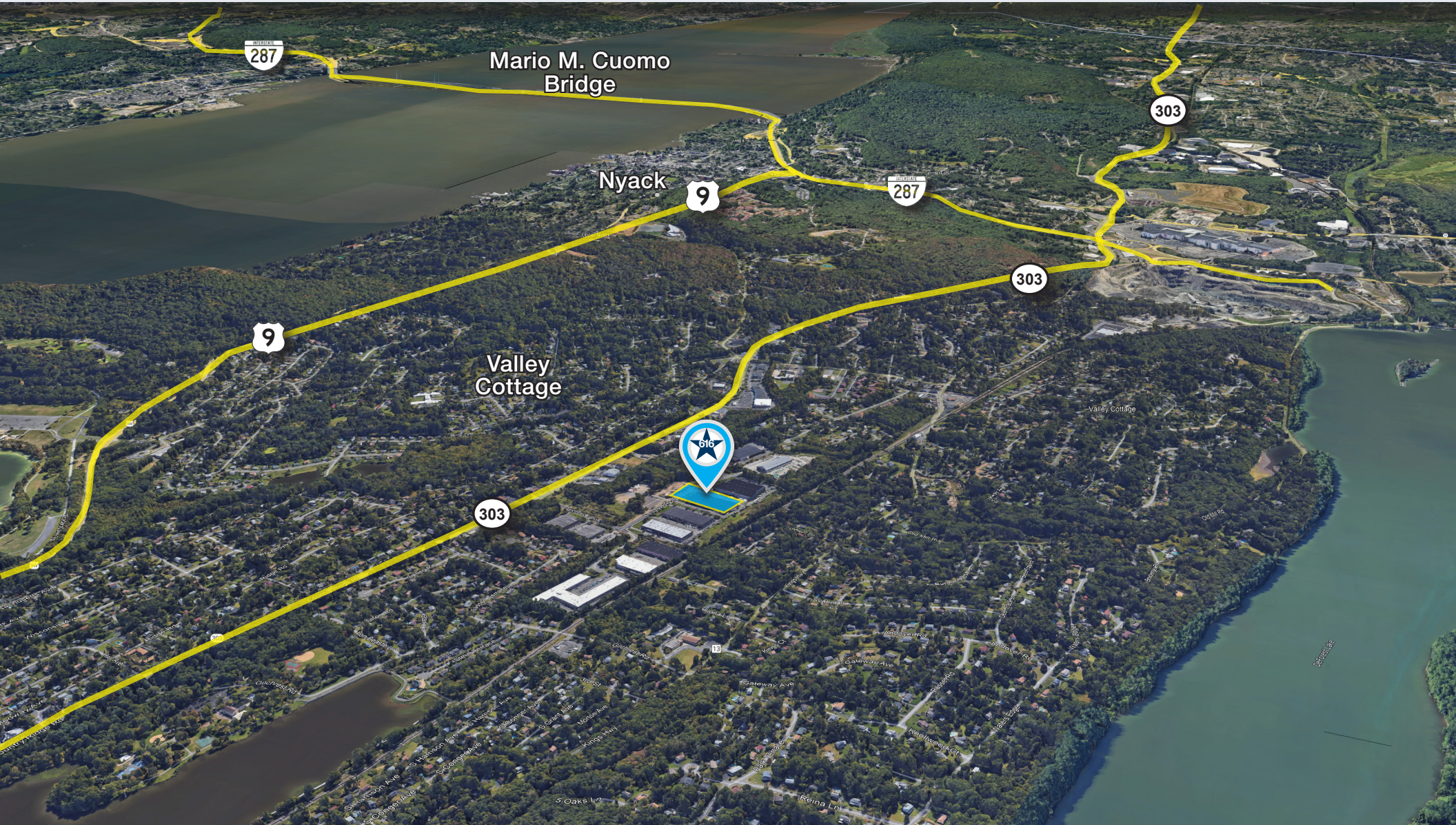
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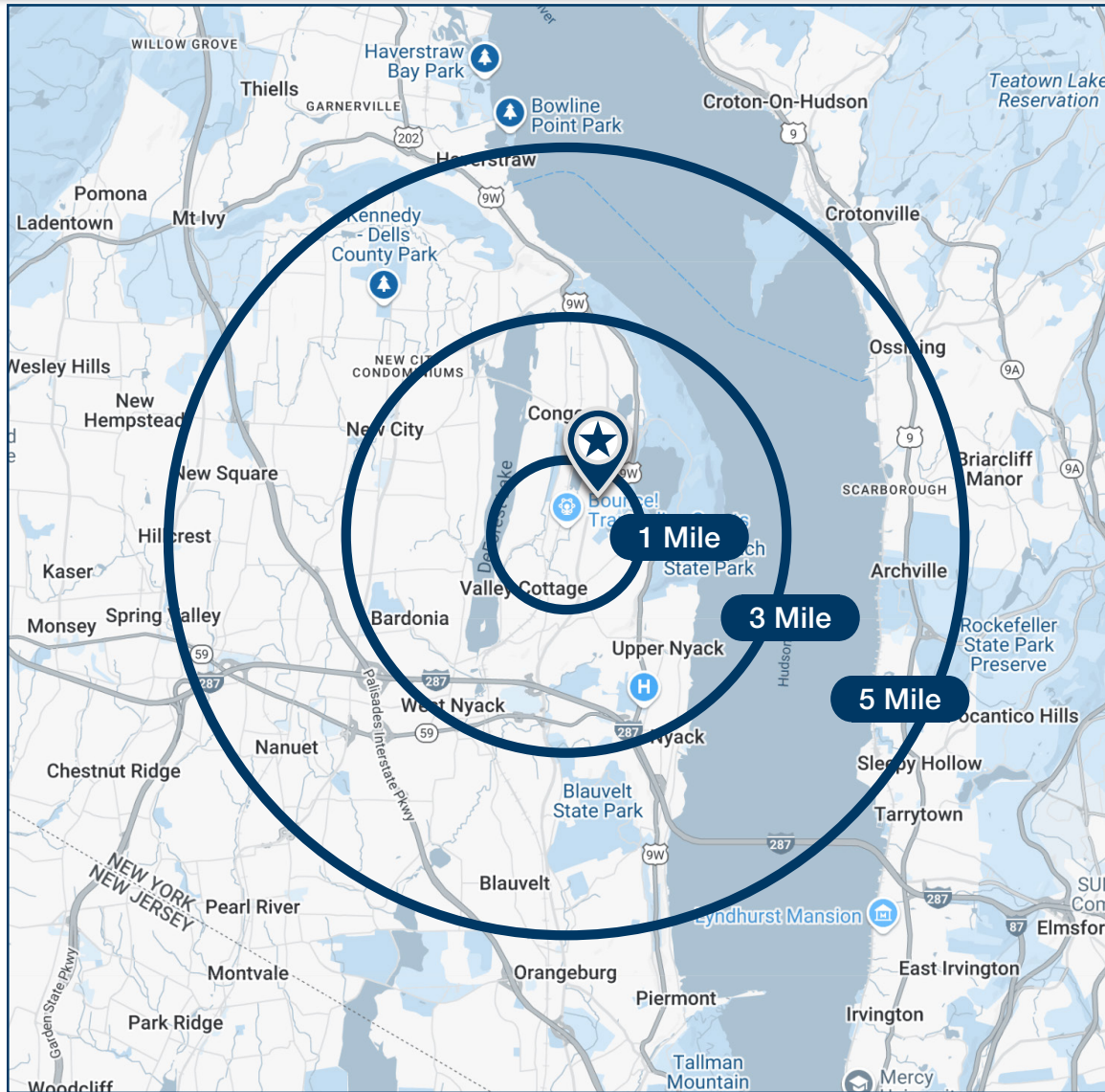




DEMOGRAPHICS

1-3-5 MILES

616 CORPORATE
WAY VALLEY COTTAGE
NEW YORK



Population

1 mile	7,204
3 miles	47,906
5 miles	142,794



Median Age
of Householder

1 mile	45
3 miles	44
5 miles	40



Average HHI

1 mile	\$168,821
3 miles	\$175,575
5 miles	\$164,235

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HIGHWAY MAP


616 CORPORATE
WAY VALLEY COTTAGE
NEW YORK


- 

Mario Cuomo Bridge
5.1 miles
- 

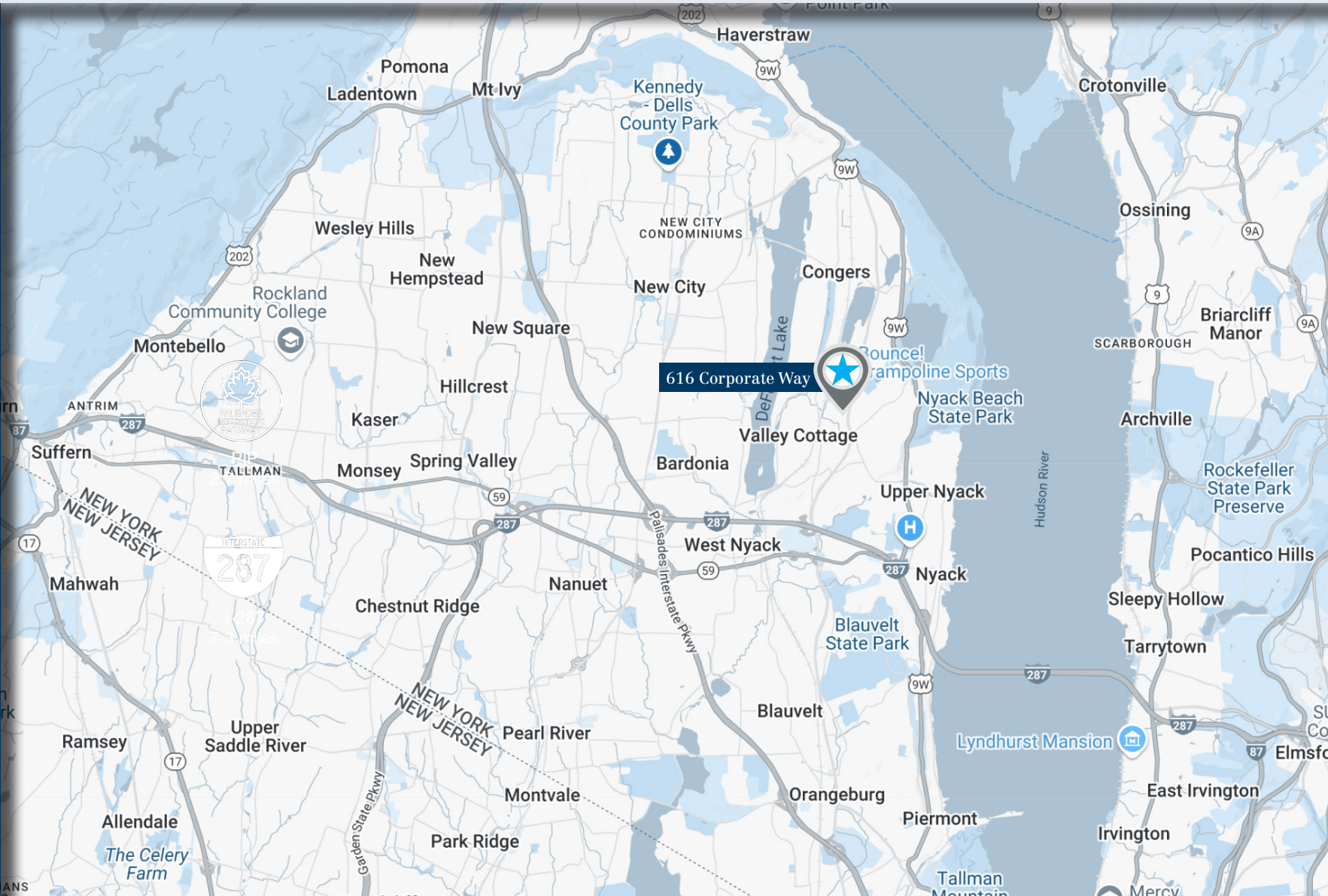
GW Bridge
21.4 miles
- 

PIP
2.7 miles
- 

INTERSTATE
287
I-287
7.3 miles
- 

Westchester County
Airport
21.9 miles
- 

Equidistant
between Stewart &
Newark Airport
41.1 miles



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