

18,000 SF WAREHOUSE/FLEX FOR LEASE

- Total available space: 18,000± SF
- Suite 1: 9,000± SF
 - Office: 3,000± SF
 - One (1) tailgate
- Suite 2: 9,000± SF
 - Office: 3,000± SF
 - One (1) tailgate
 - One (1) ramped drive-in
- 28 Parking spaces
 - 14 per both suite 1 & 2
- 20' Ceilings throughout building

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









614 CORPORATE WAY
Valley Cottage, NY

NAI James E. Hanson
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

Kenneth D. Lundberg, SIOR
Senior Vice President
201 488 5800 x138
klundberg@naihanson.com

Patrick Lennon
Vice President
201 488 5800 x109
plennon@naihanson.com

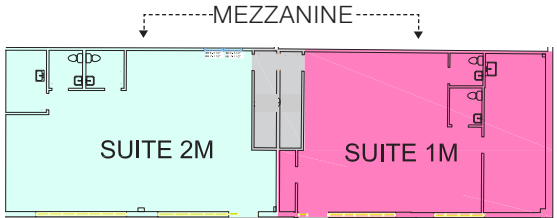
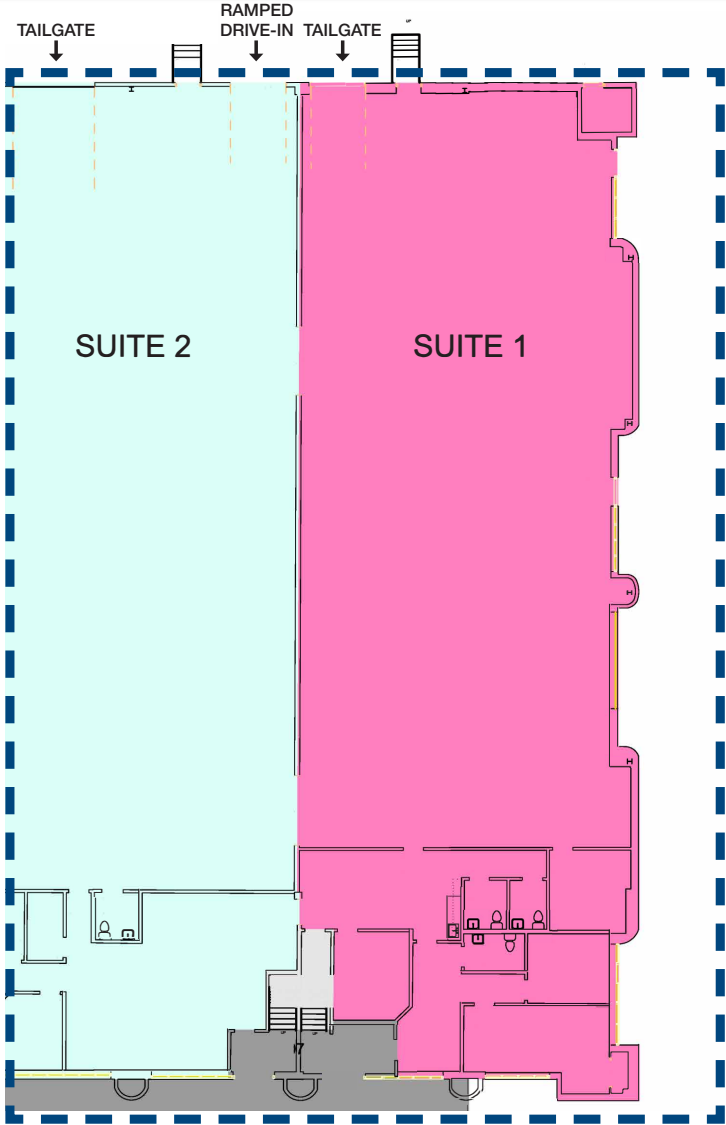
Lorenzo Lambiase, MBA, CCIM
Associate Vice President
201 488 5800 x176
llambiase@naihanson.com

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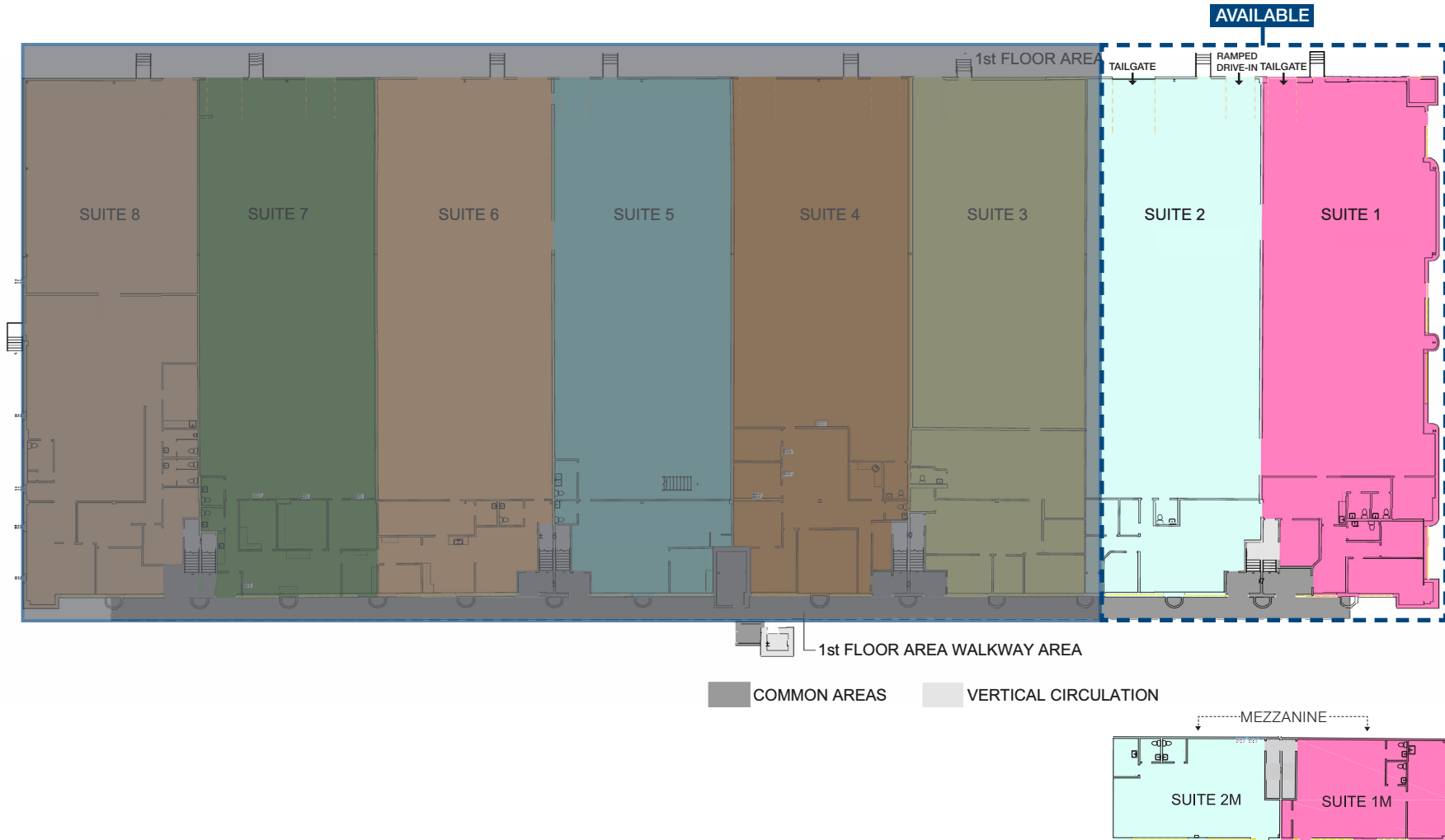
FLOOR PLAN

614 CORPORATE WAY
Valley Cottage, NY



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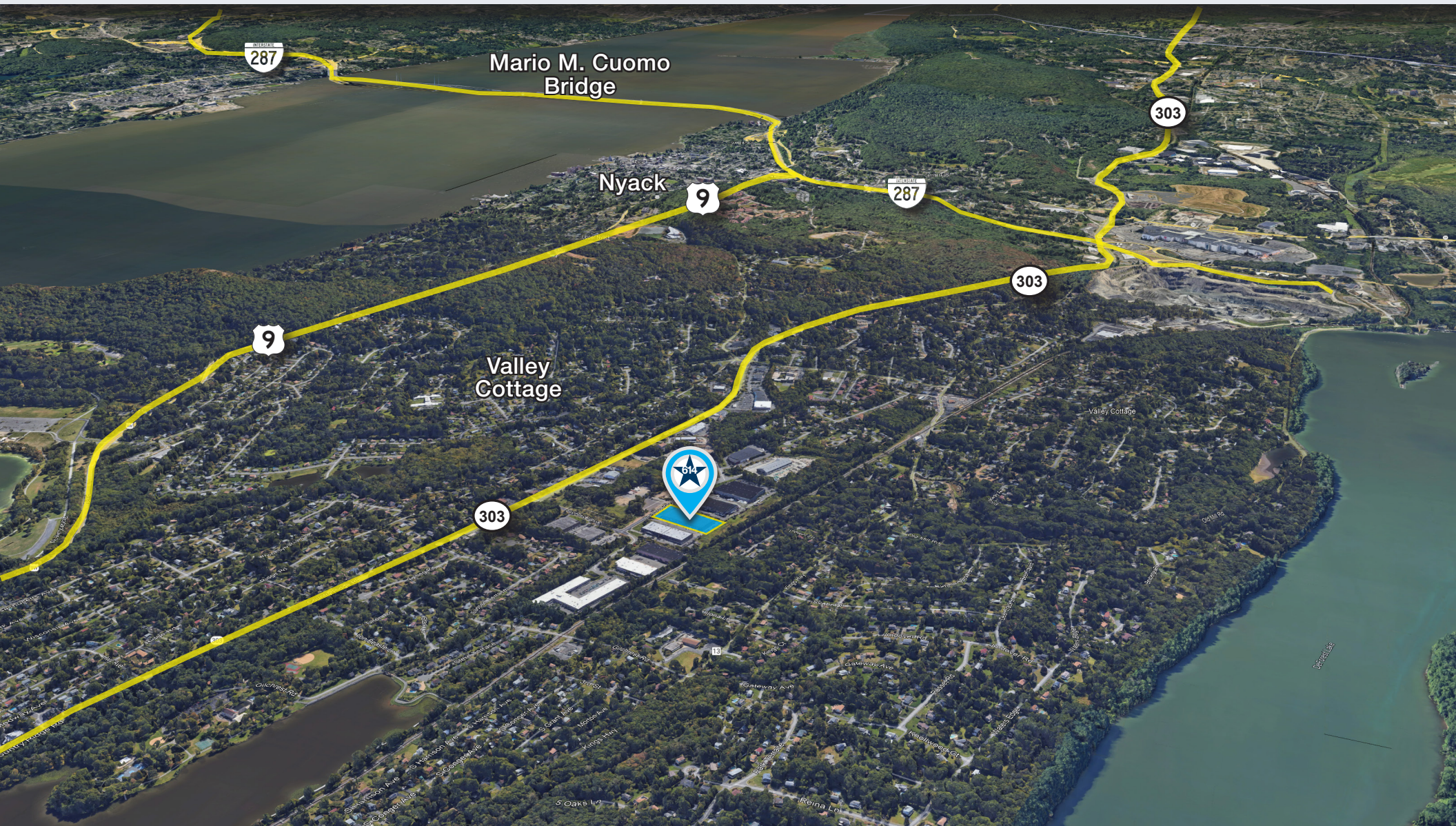
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PROPERTY AERIAL

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DEMOGRAPHICS

1-3-5 MILES

614 CORPORATE WAY
Valley Cottage, NY



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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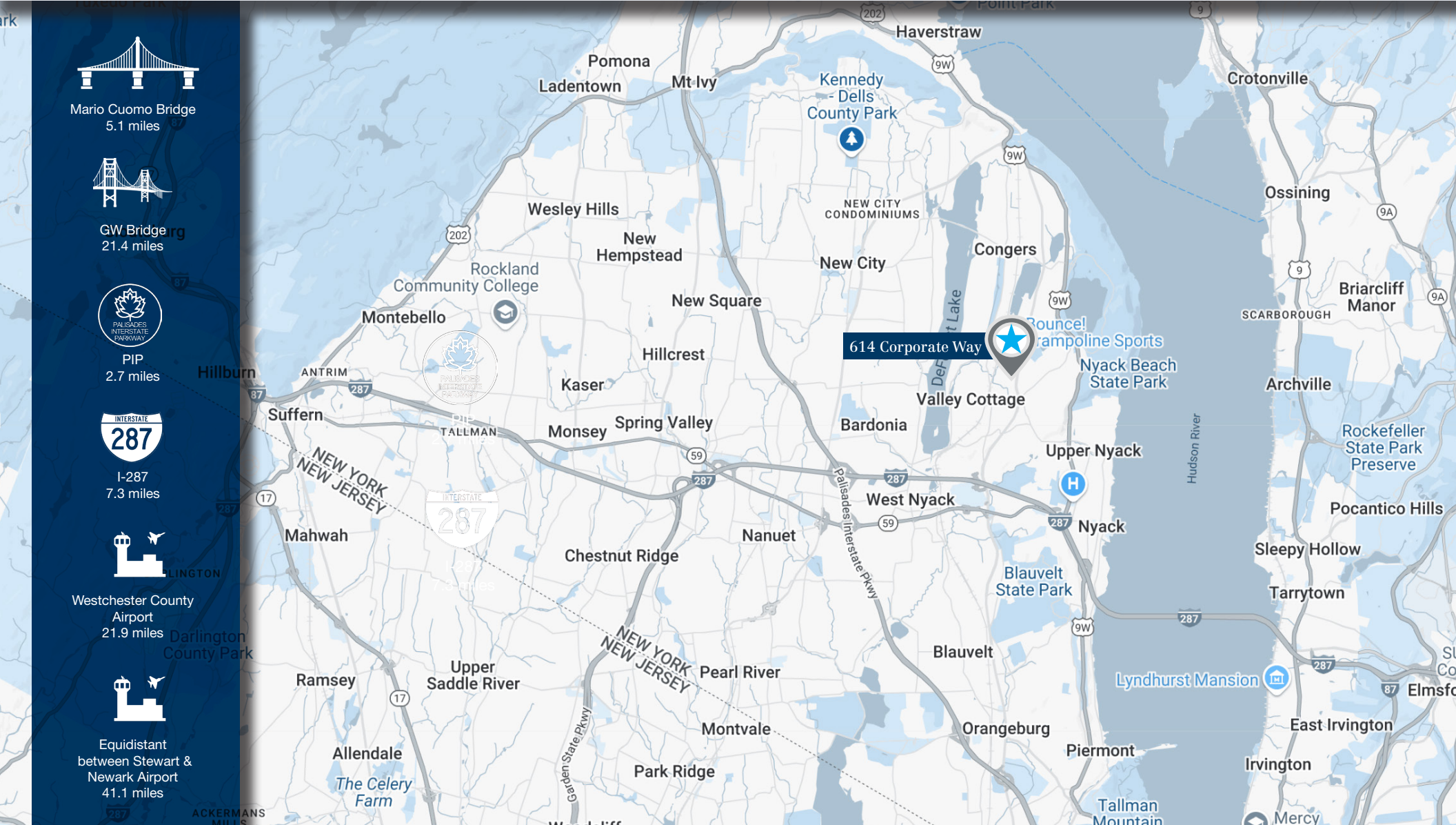
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HIGHWAY MAP

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