

17,032 SF WAREHOUSE/FLEX FOR LEASE

- Total available space: 17,032± SF
- Mezzanine office: 4,200± SF
- Two (2) tailgates
- One (1) ramped drive-in
- 28 Parking spaces
- Ceiling height: 20'

Excellent
access to
I-287 & 9W


614 CORPORATE WAY
Valley Cottage, NY



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

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

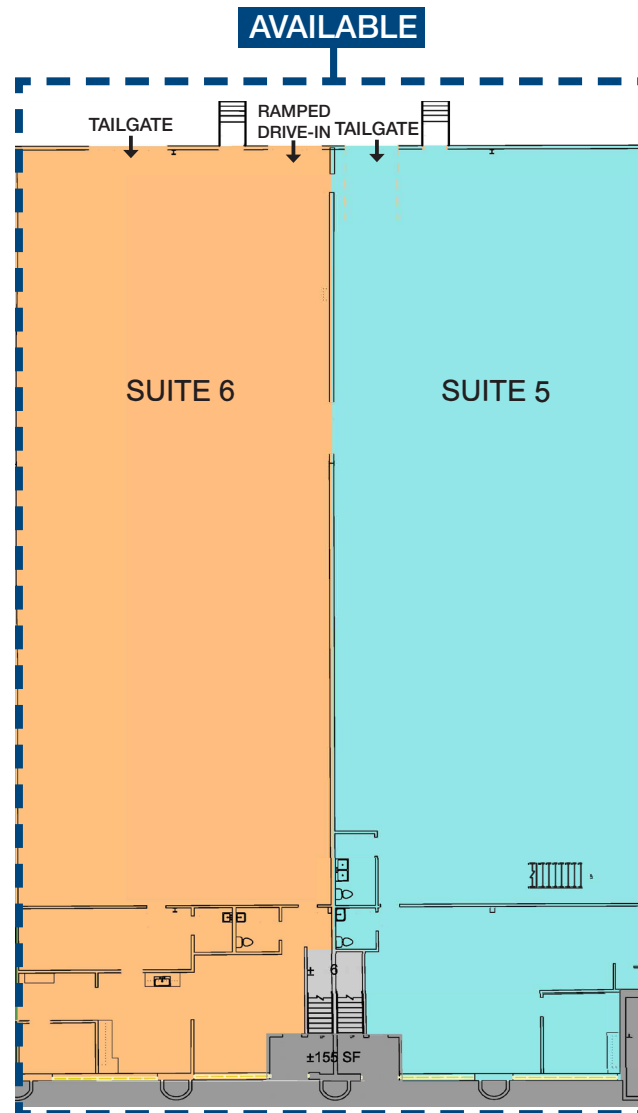
Lorenzo Lambiase, MBA, CCIM
Vice President
201 488 5800 x176
llambiase@naihanson.com

FOLLOW US!      Offices: Teterboro | Parsippany | Allentown • naihanson.com | naisummit.com • Member of NAI Global with 325+ Offices Worldwide

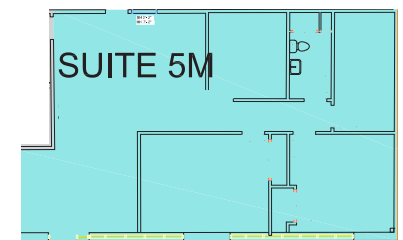
THE INFORMATION CONTAINED HEREIN HAS BEEN OBTAINED FROM SOURCES CONSIDERED TO BE RELIABLE, BUT NO GUARANTEE OF ITS ACCURACY IS MADE BY NAI JAMES E. HANSON

FLOOR PLAN

614 CORPORATE WAY
Valley Cottage, NY

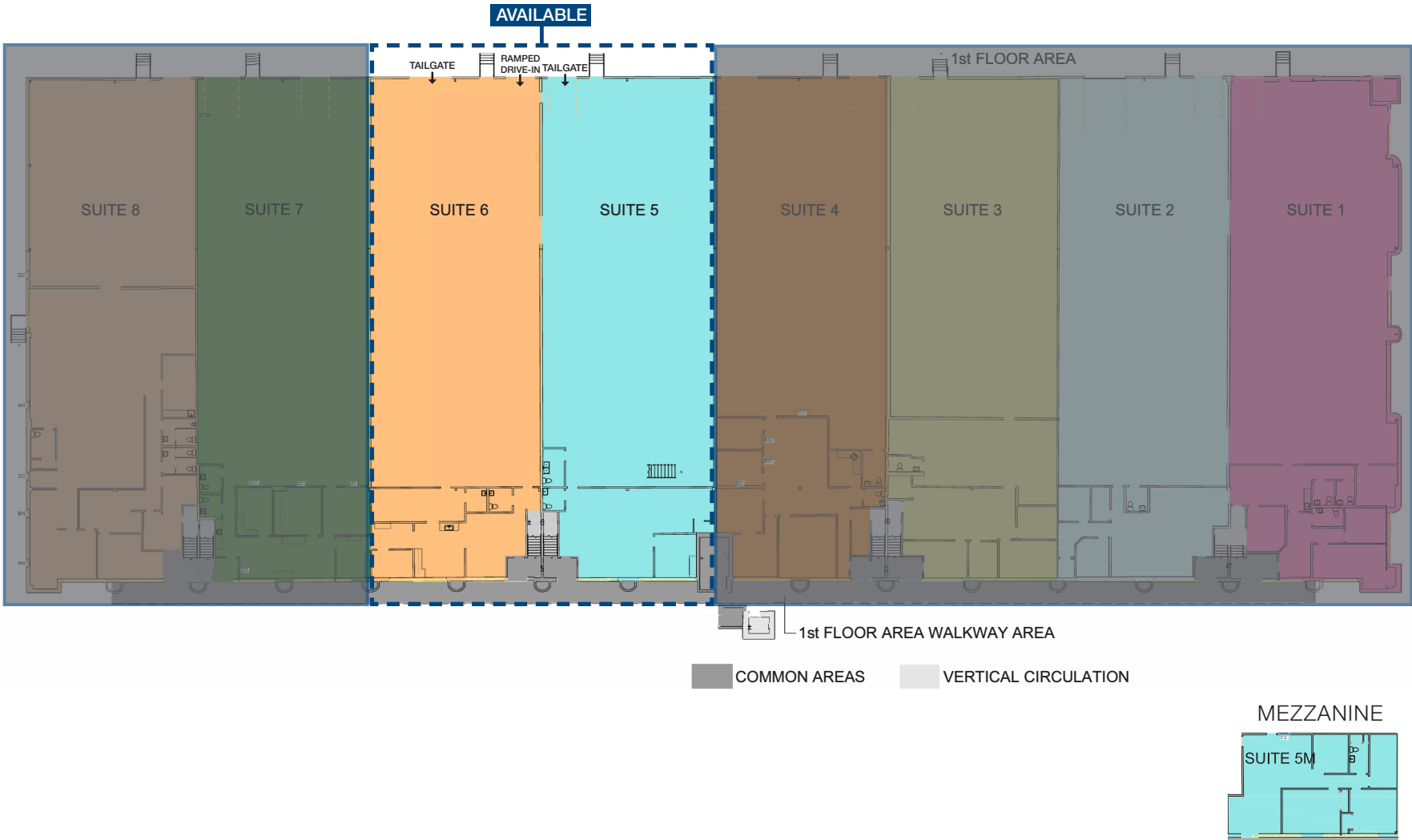


MEZZANINE



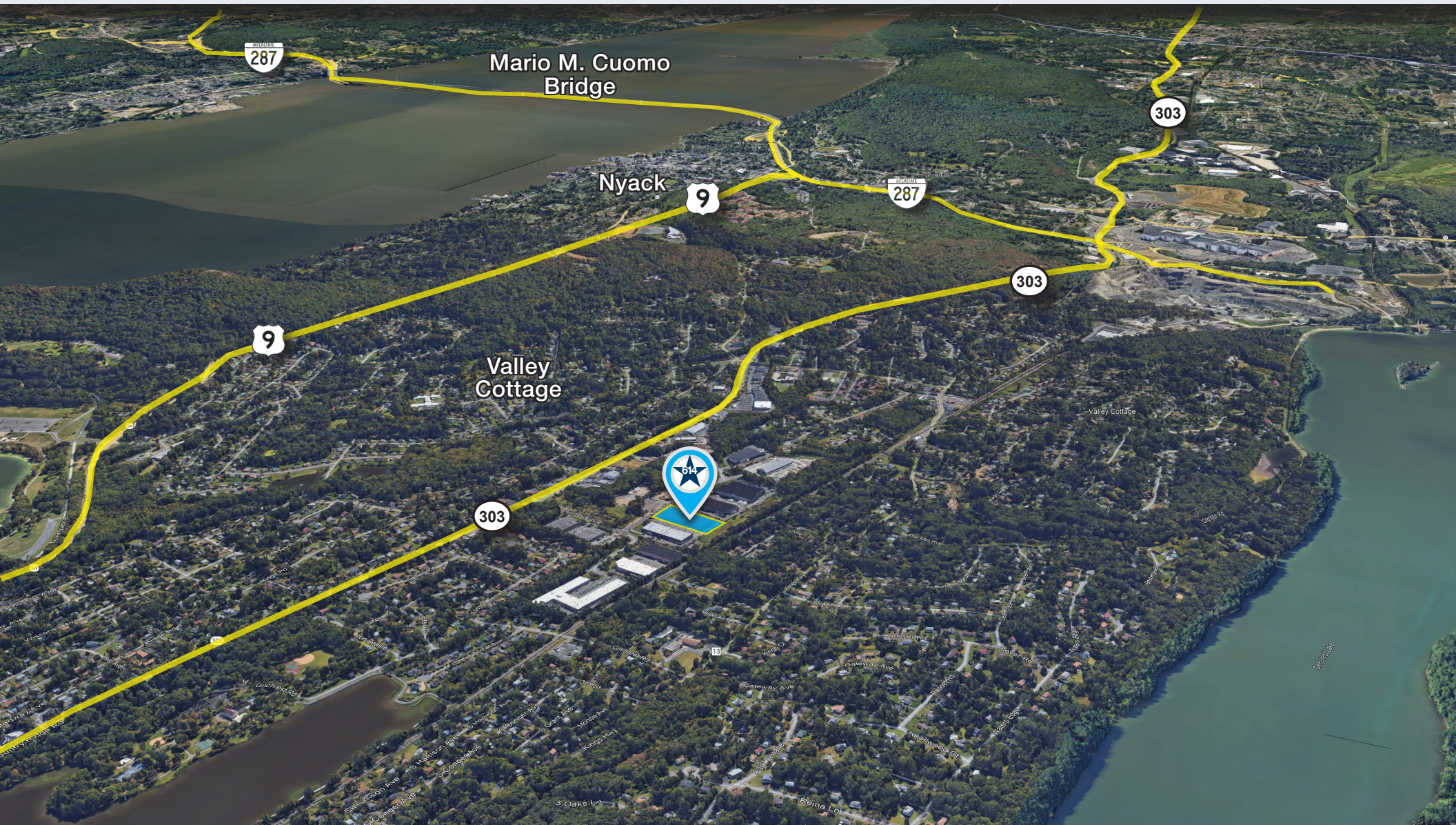
FLOOR PLAN

614 CORPORATE WAY
Valley Cottage, NY



PROPERTY AERIAL

614 CORPORATE WAY
Valley Cottage, NY



NAI James E. Hanson
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

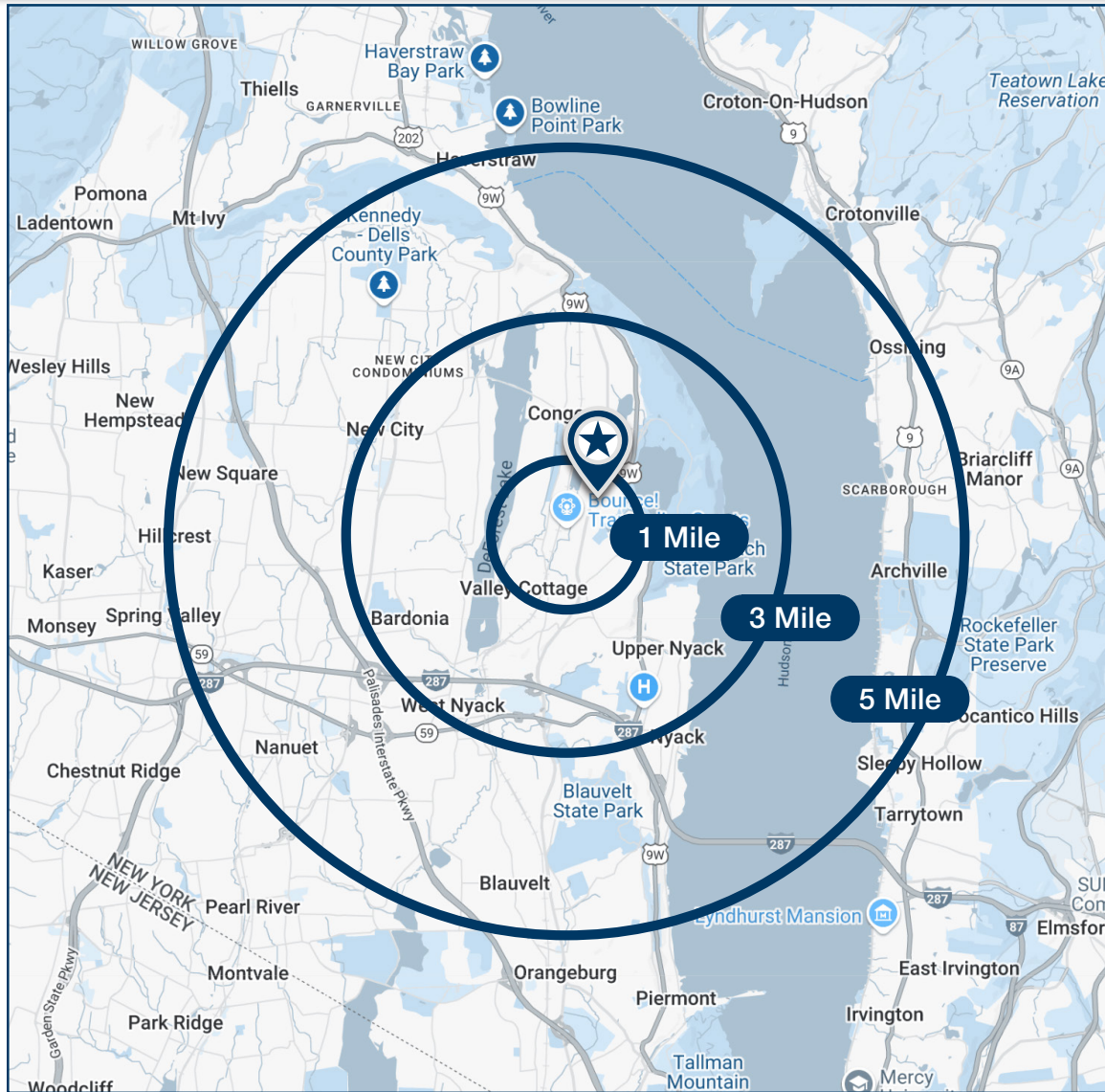
FOLLOW US! [f](#) [@](#) [X](#) [in](#) [v](#) | Offices: Teterboro | Parsippany | Allentown • [naihanson.com](#) | [naisummit.com](#) • Member of NAI Global with 325+ Offices Worldwide

The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by NAI James E. Hanson

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

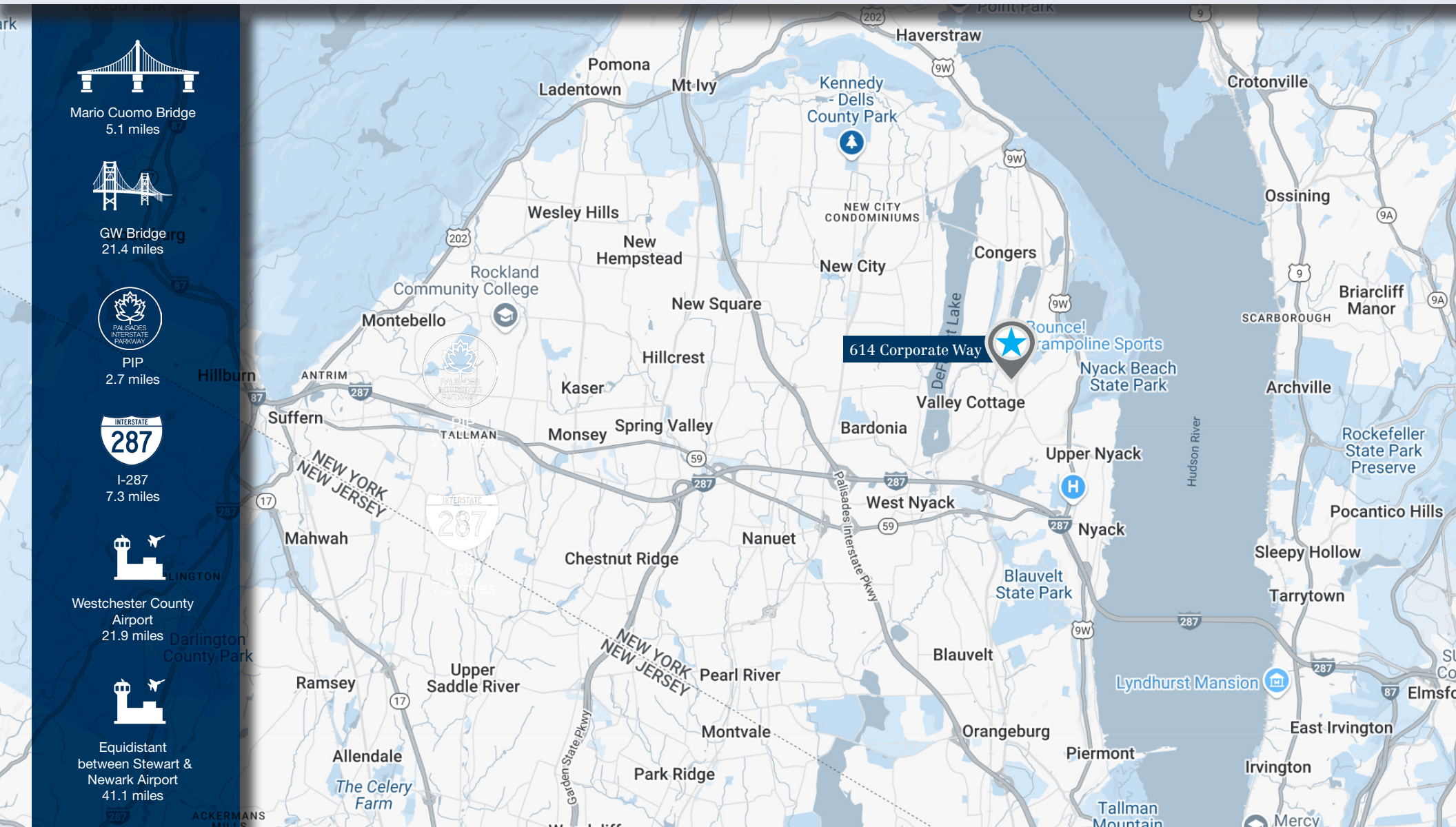
NAI James E. Hanson
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

FOLLOW US! [f](#) [@](#) [X](#) [in](#) [v](#) | Offices: Teterboro | Parsippany | Allentown • [naihanson.com](#) | [naisummit.com](#) • Member of NAI Global with 325+ Offices Worldwide

The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by NAI James E. Hanson

HIGHWAY MAP

614 CORPORATE WAY
Valley Cottage, NY



NAI James E. Hanson
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

FOLLOW US! | Offices: Teterboro | Parsippany | Allentown • naihanson.com | naisummit.com • Member of NAI Global with 325+ Offices Worldwide

The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by NAI James E. Hanson