

5,763 to 30,486 SF WAREHOUSE/FLEX FOR LEASE

- Total available space: 30,486± SF (divisible)
- All Units: 20' Ceilings
- 4A: 7,236 SF
 - 3 Tailgates
- 4B: 8,795 SF
 - 1,570 SF Mezzanine Office
 - 3 Tailgates
- 4C: 8,692 SF
 - 1,592 SF Mezzanine Office
 - 1 Tailgate
- 4D: 5,763 SF
 - 1 Tailgate

Excellent
access to
I-287 & 9W


612 CORPORATE WAY
Valley Cottage, NY



NAI James E. Hanson
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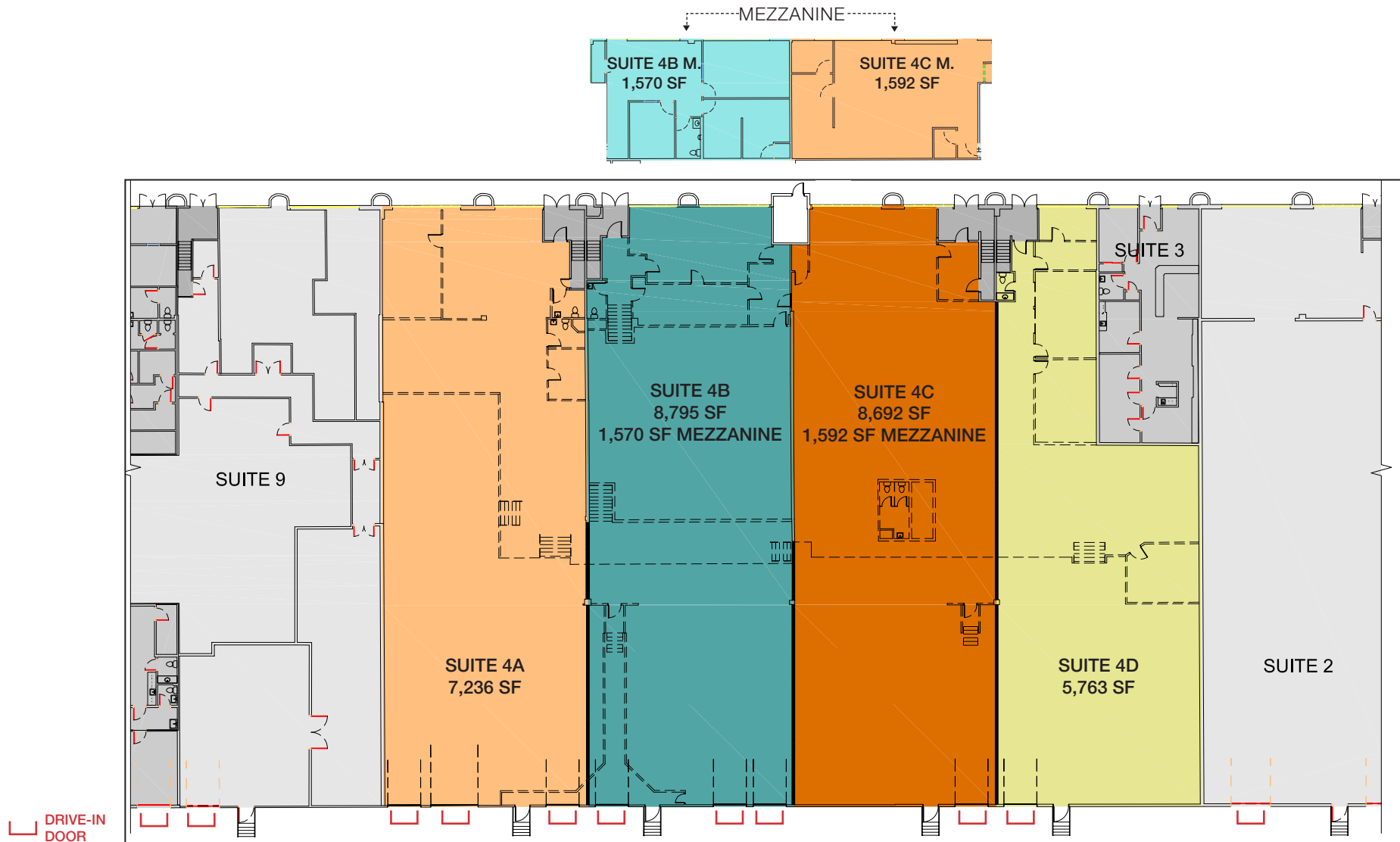
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AVAILABLE DEVISIONS

612 CORPORATE WAY
Valley Cottage, NY



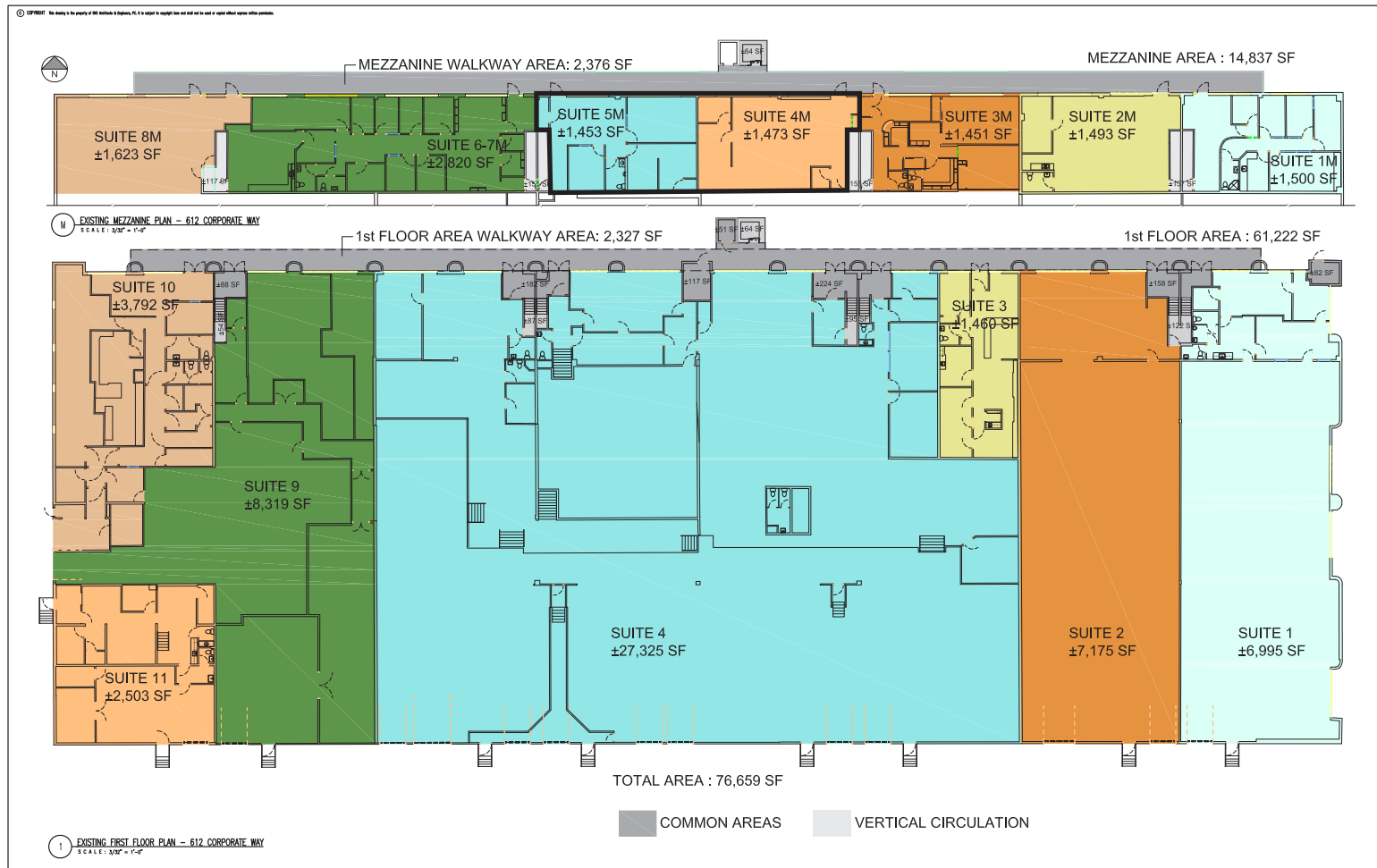
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CURRENT FLOOR PLAN

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Valley Cottage, NY



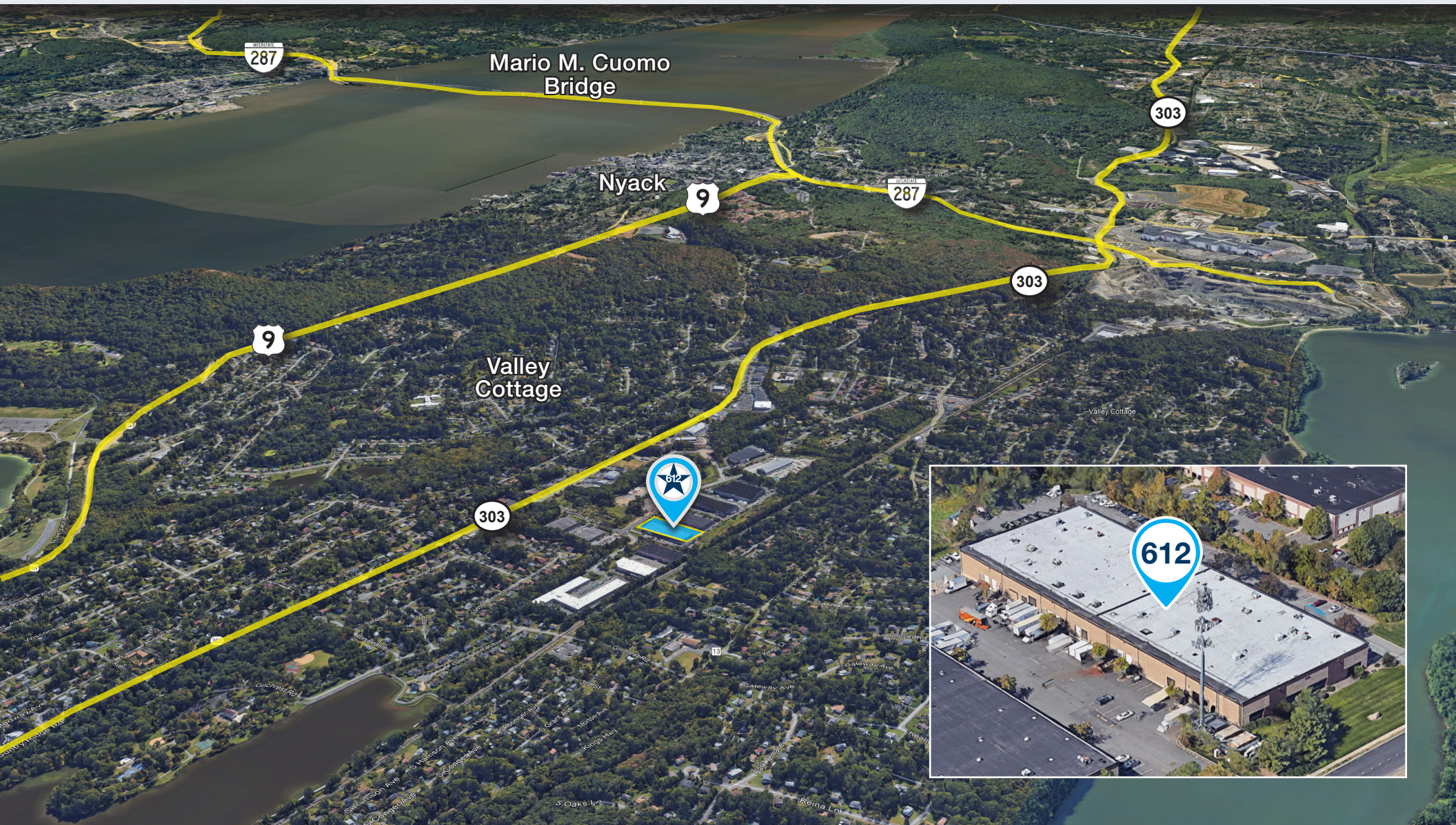
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PROPERTY AERIAL

612 CORPORATE WAY
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DEMOGRAPHICS

1-3-5 MILES

612 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

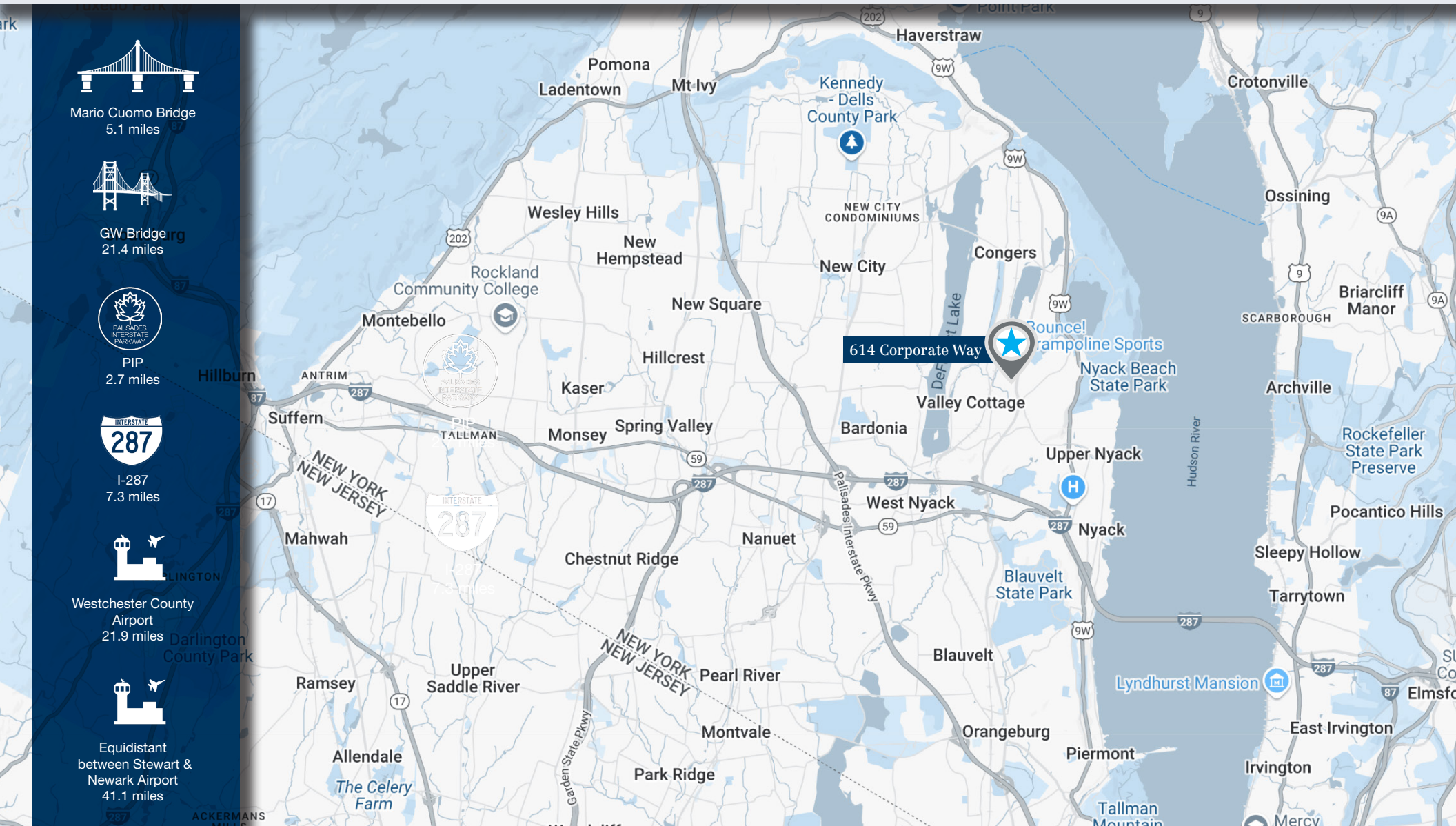
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HIGHWAY MAP

612 CORPORATE WAY
Valley Cottage, NY



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