

# 4,010 SF WAREHOUSE FOR LEASE

3 ADJACENT UNITS ALLOW  
FOR A CONTIGUOUS 15,845 SF

- Building size: 116,039 SF
- 9.29± acre lot
- Suite M: 4,010± SF
- Office: 400± SF
- Ceiling height: 20'
- One (1) drive-in
- Parking: Yes

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

  
**711 EXECUTIVE BLVD**  
Valley Cottage, NY



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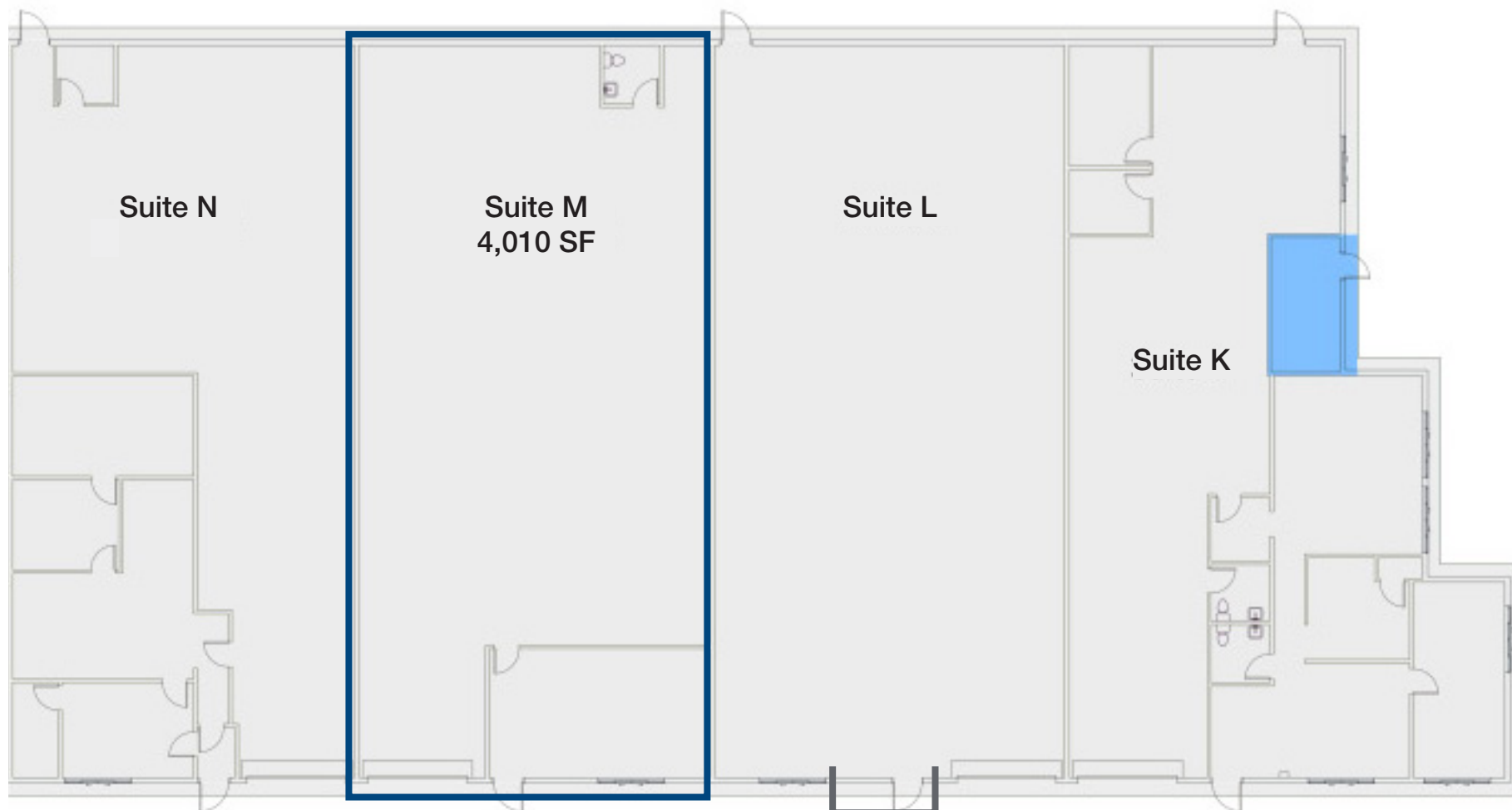
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Unit M is contiguous with Units N, L & K for a total of 15,845 SF

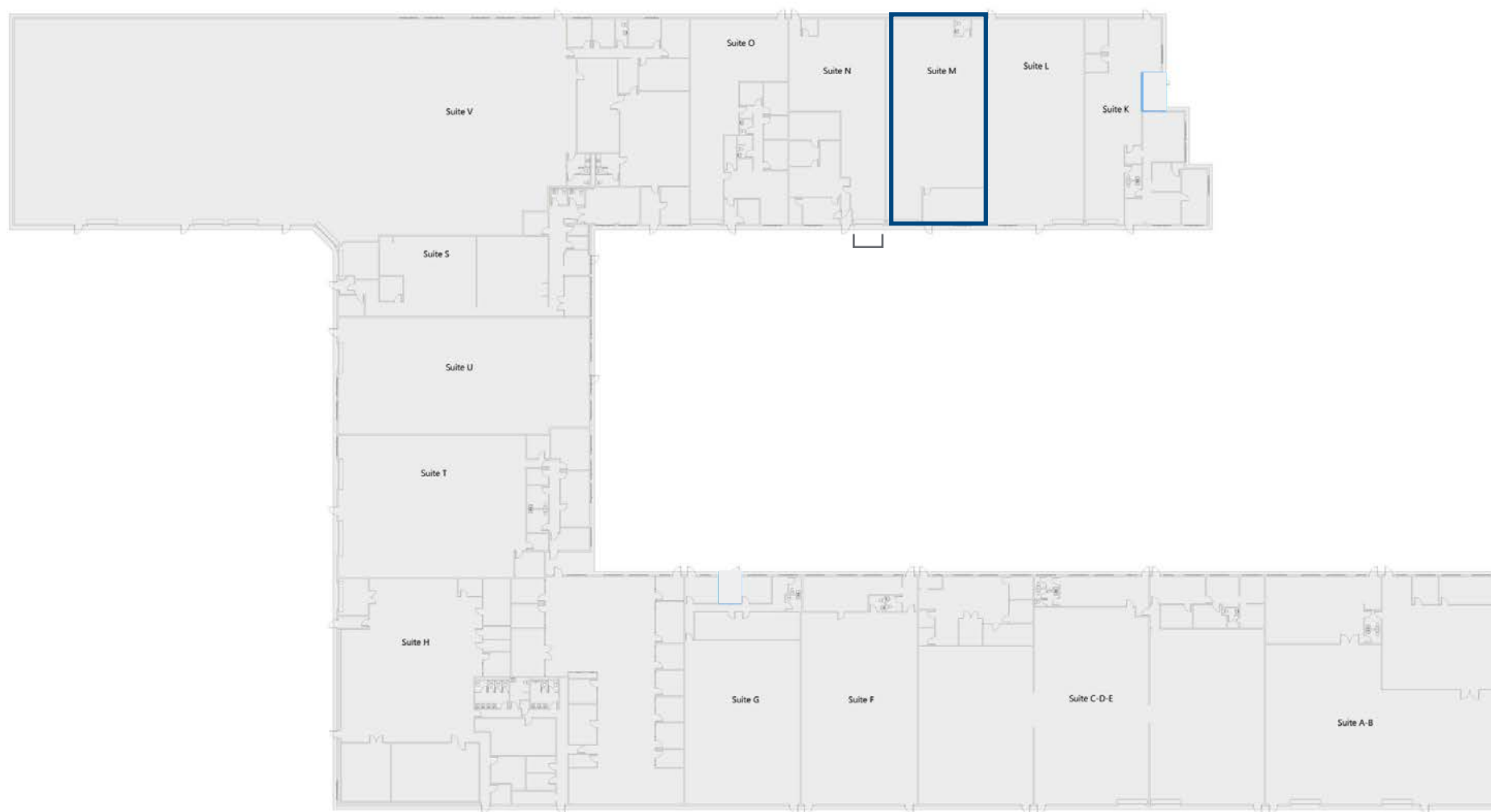
 DRIVE-IN DOOR



# FLOOR PLAN

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 DRIVE-IN DOOR



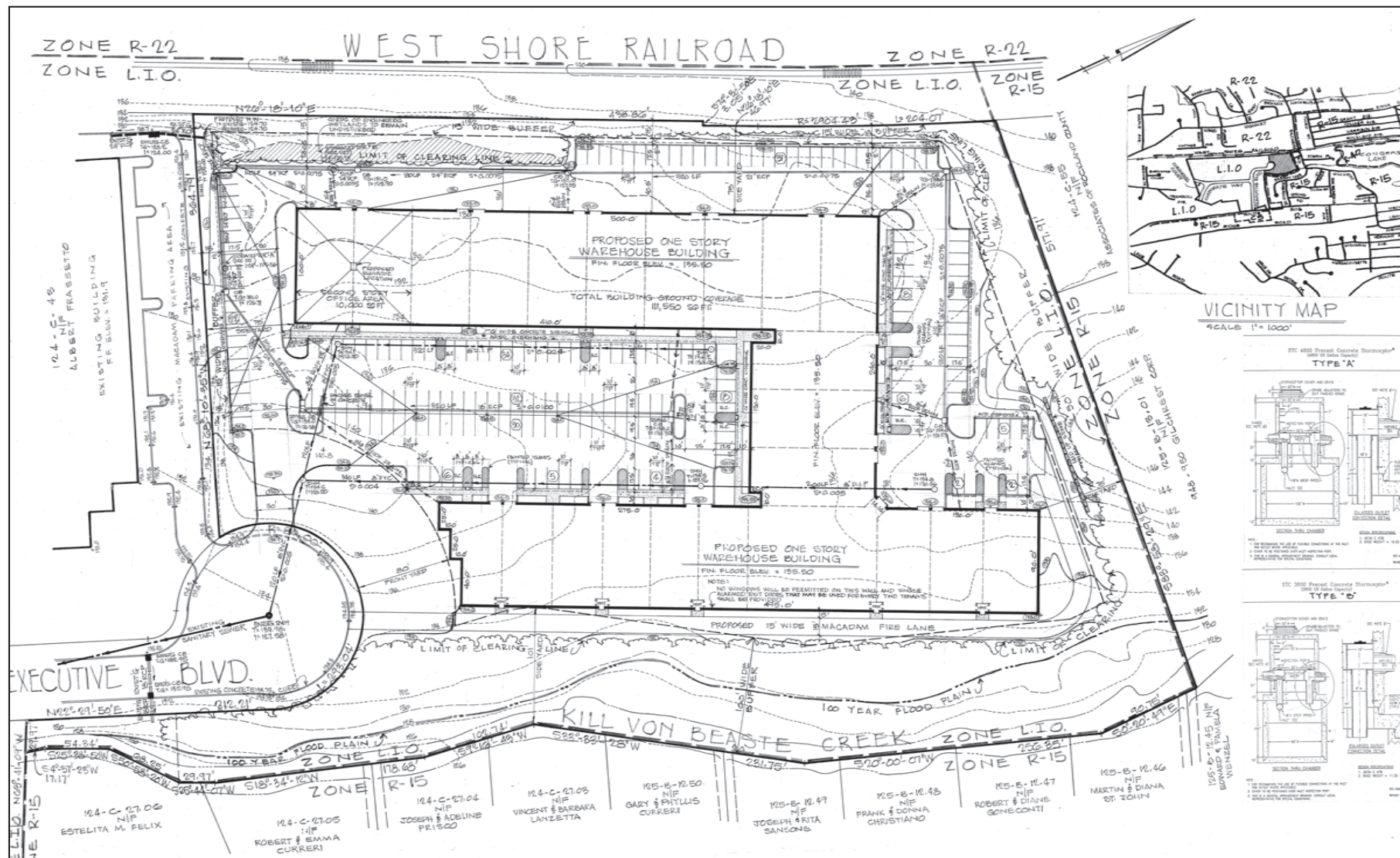
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# PROPERTY SURVEY

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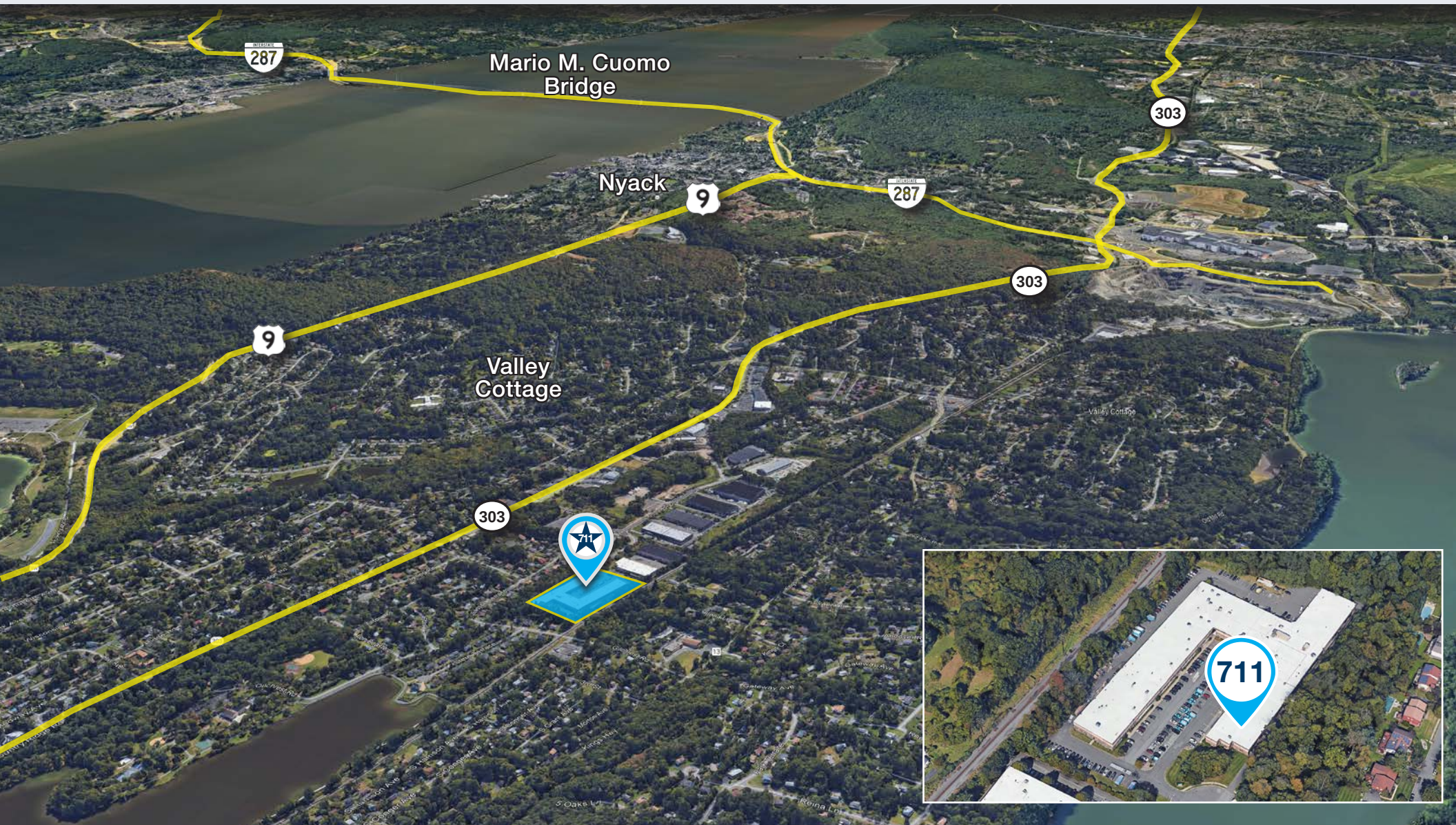
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# PROPERTY AERIAL

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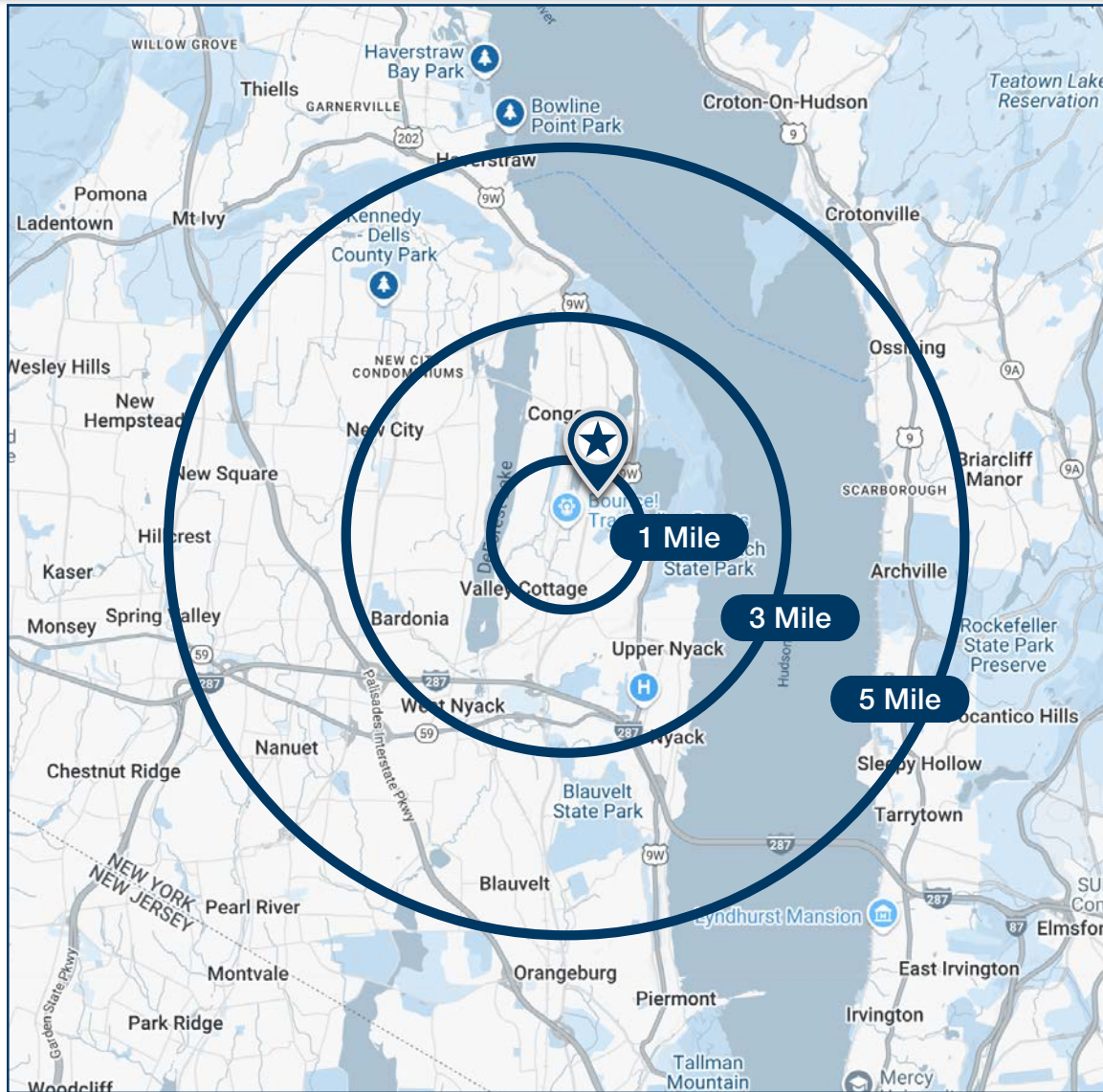
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# DEMOGRAPHICS

## 1-3-5 MILES

711 EXECUTIVE BLVD  
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 |

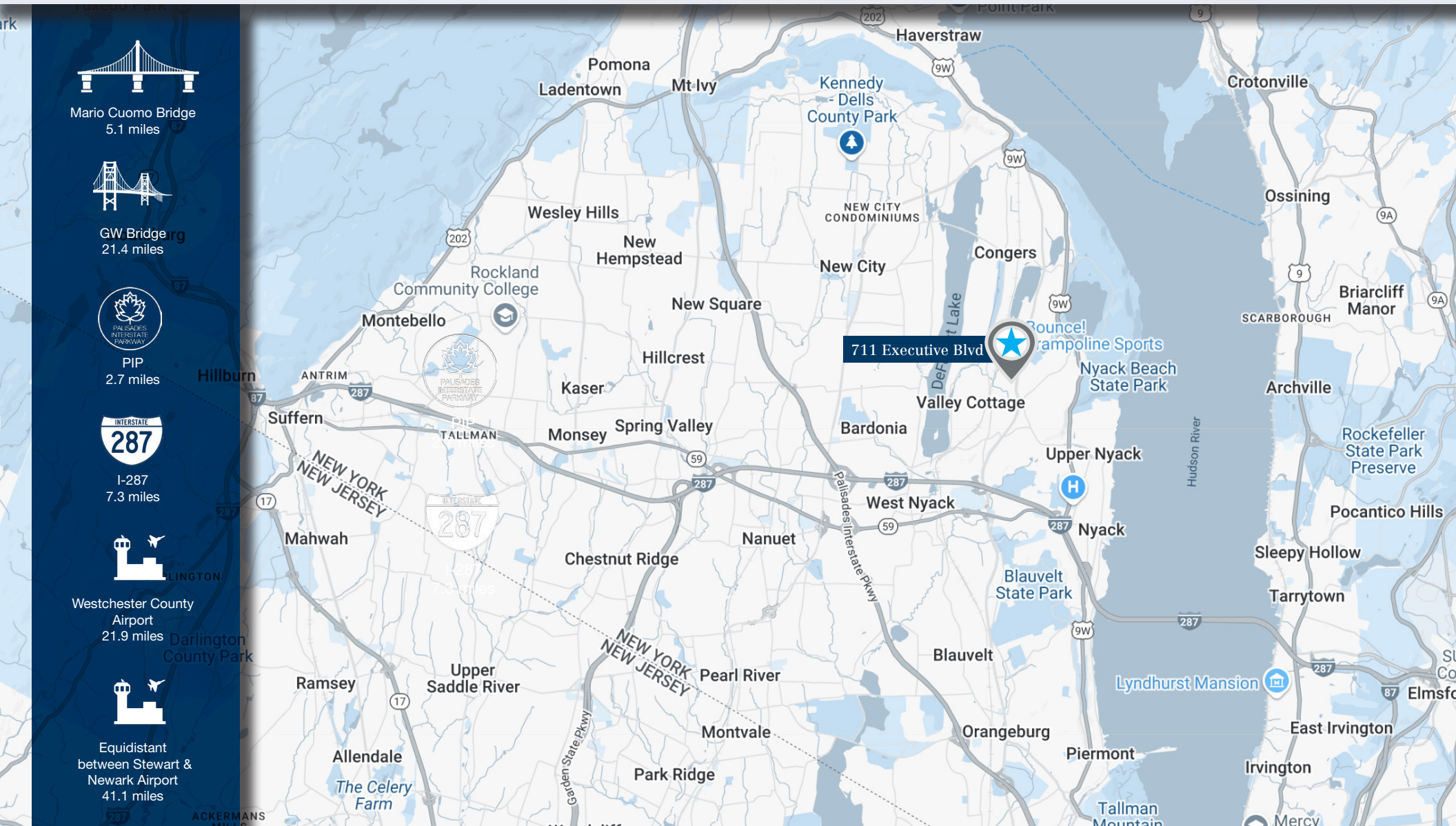
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# HIGHWAY MAP

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