



TWENTYNINE

ELIZABETH

401,746 SF For Lease

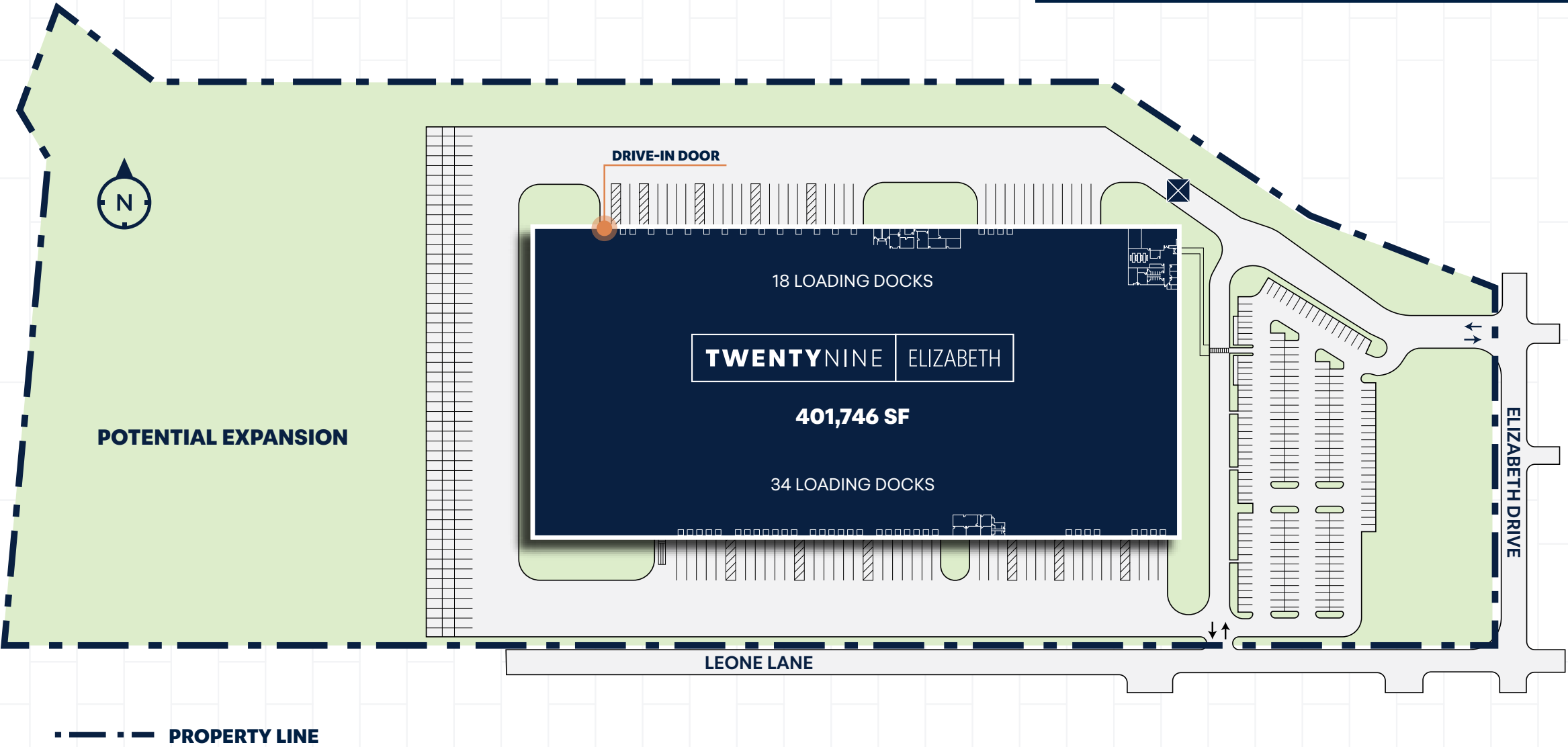
\$3 Million in Capital Improvements Completed

29 ELIZABETH DRIVE, CHESTER (ORANGE COUNTY), NY

PROPERTY FEATURES



BUILDING SIZE
401,746 SF on 35.9 Acres



LIGHTING
LED on motion sensors



SPRINKLER ESFR



TAXES \$1.57 PSF



FENCED Secure Site



MULTIPLE POINTS
of Ingress/Egress



EXPANSION potential



SOLAR
\$.16/KWH fixed rate



CEILING HEIGHT
30' clear

52	194	90	2025	401,746 SF	900' x 441'	140'	55' x 39'	60'
Docks	Car Spaces	Trailer Spaces	Occupancy	Space Available	Building Exterior Dimensions	Truck Aprons	Column Spacing	Speed Bays

CORPORATE NEIGHBORS

- 1. Coach USA
- 2. Fresenius
- 3. Former Party City
- 4. Steris
- 5. Steris
- 6. Barrett Distribution Centers
- 7. Lowe's
- 8. BYK
- 9. Trinity Solar
- 10. C&S Wholesale Grocers
- 11. Interstate Waste Services
- 12. PDJ Components Inc.

AREA DEMOGRAPHICS

	3 Miles	5 Miles	10 Miles
2025 Population	10,333	37,621	198,631
Total Businesses	488	1,627	7,811
Total Employees	5,196	19,580	83,395
Average HH Income	\$125,520	\$126,109	\$97,344



DRIVE DISTANCES

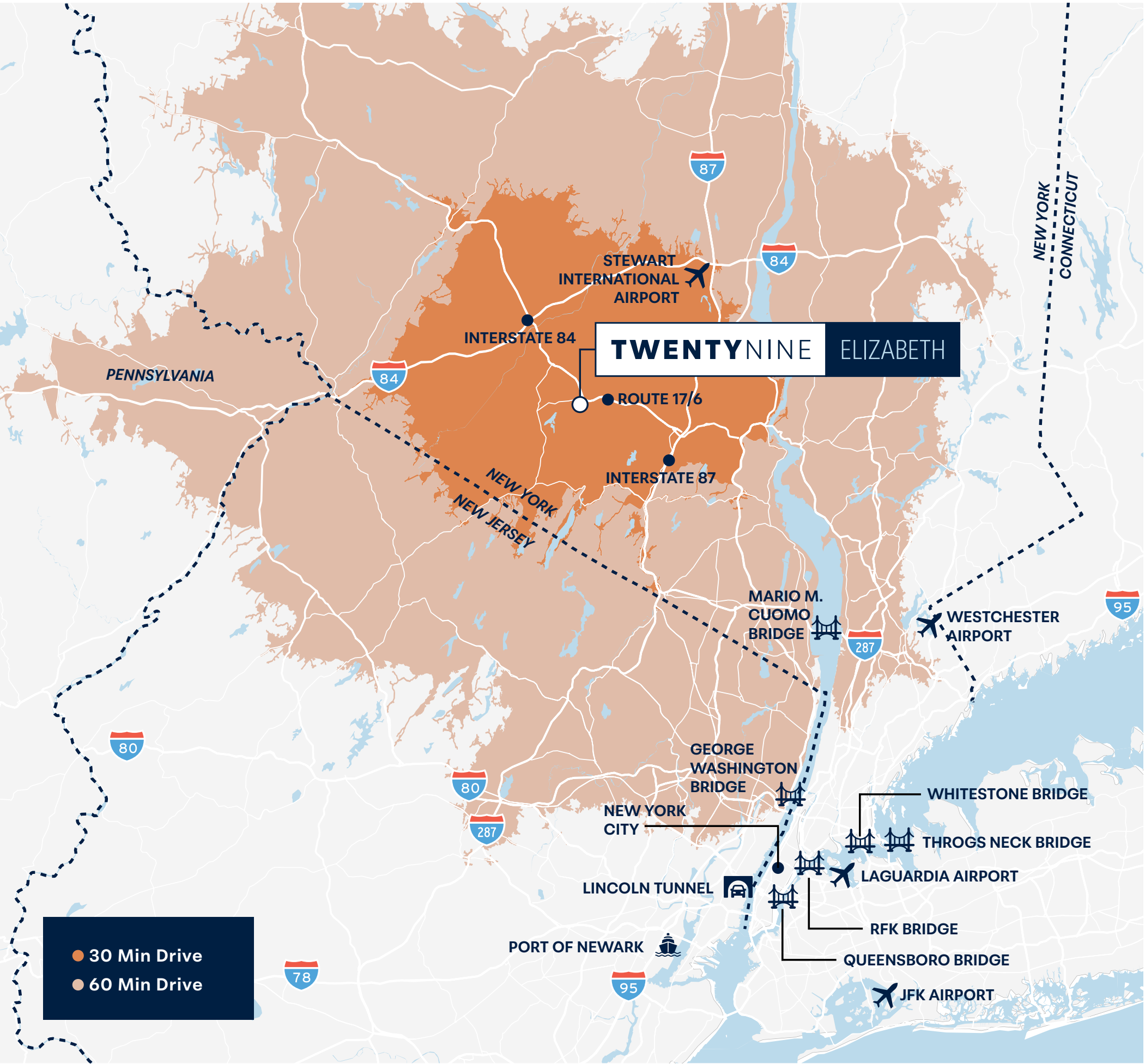
Route 17 (Exit 126)	1 mile
Interstate 87 (I-87 Exit 16)	7 miles
Interstate 84 (I-84 Exit 19)	9 miles
Interstate 84 (I-84 Exit 15)	10 miles
Stewart International Airport (SWF)	17 miles
New Jersey State Line (I-287)	25 miles
Tappan Zee Bridge (Mario M. Cuomo Br.)	40 miles
George Washington Bridge	50 miles
Fairfield County, CT	55 miles
New York City (Manhattan)	55 miles
Lincoln Tunnel	55 miles
LaGuardia Airport (LGA)	60 miles
Port Elizabeth Newark	60 miles
Midtown Tunnel	60 miles
Whitestone Bridge	63 miles
RFK Bridge	65 miles
Queensboro Bridge	65 miles
Throgs Neck Bridge	67 miles
John F. Kennedy International Airport	70 miles
Albany, NY	105 miles

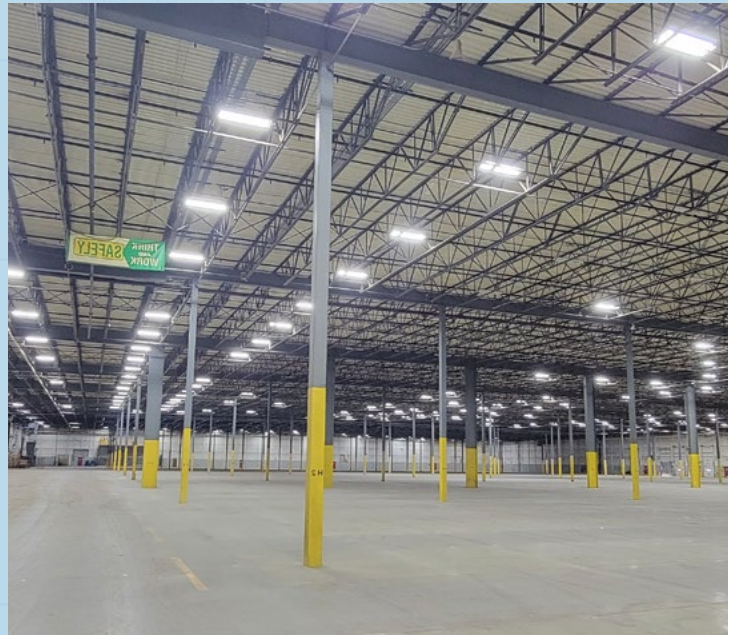
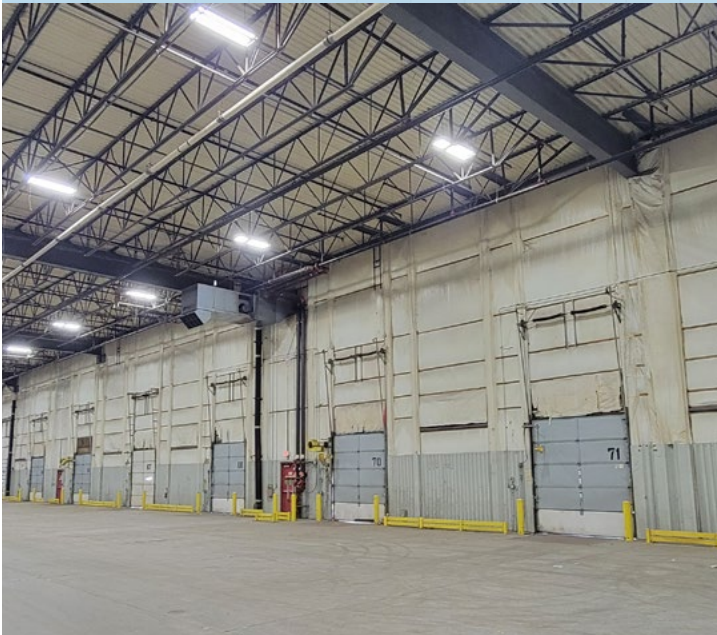
POPULATION DATA



30 Minute Drive 280,422

60 Minute Drive 3,143,947





TWENTYNINE

ELIZABETH

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