

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

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

614 CORPORATE WAY
Valley Cottage, NY

LeaseThisWarehouse.com
by east>



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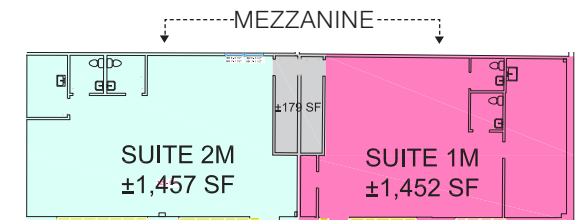
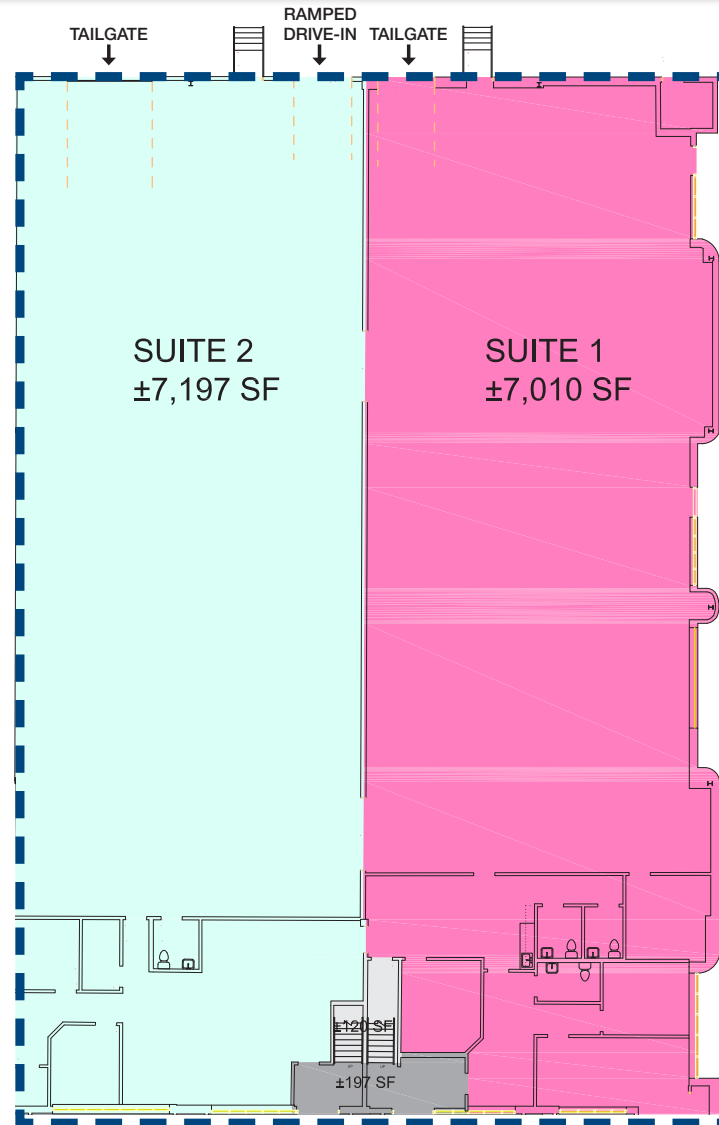
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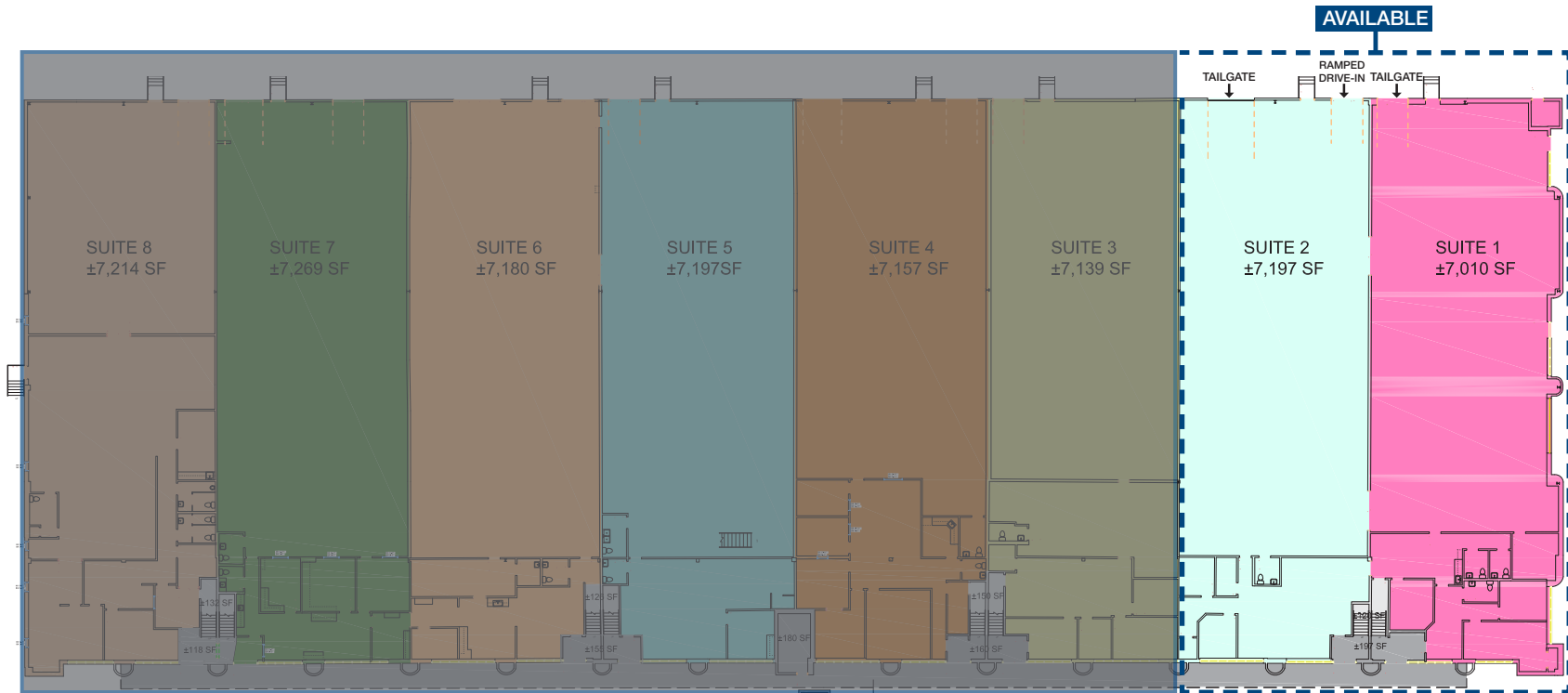
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FLOOR PLAN

614 CORPORATE WAY
Valley Cottage, NY

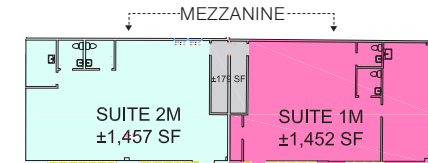


FLOOR PLAN



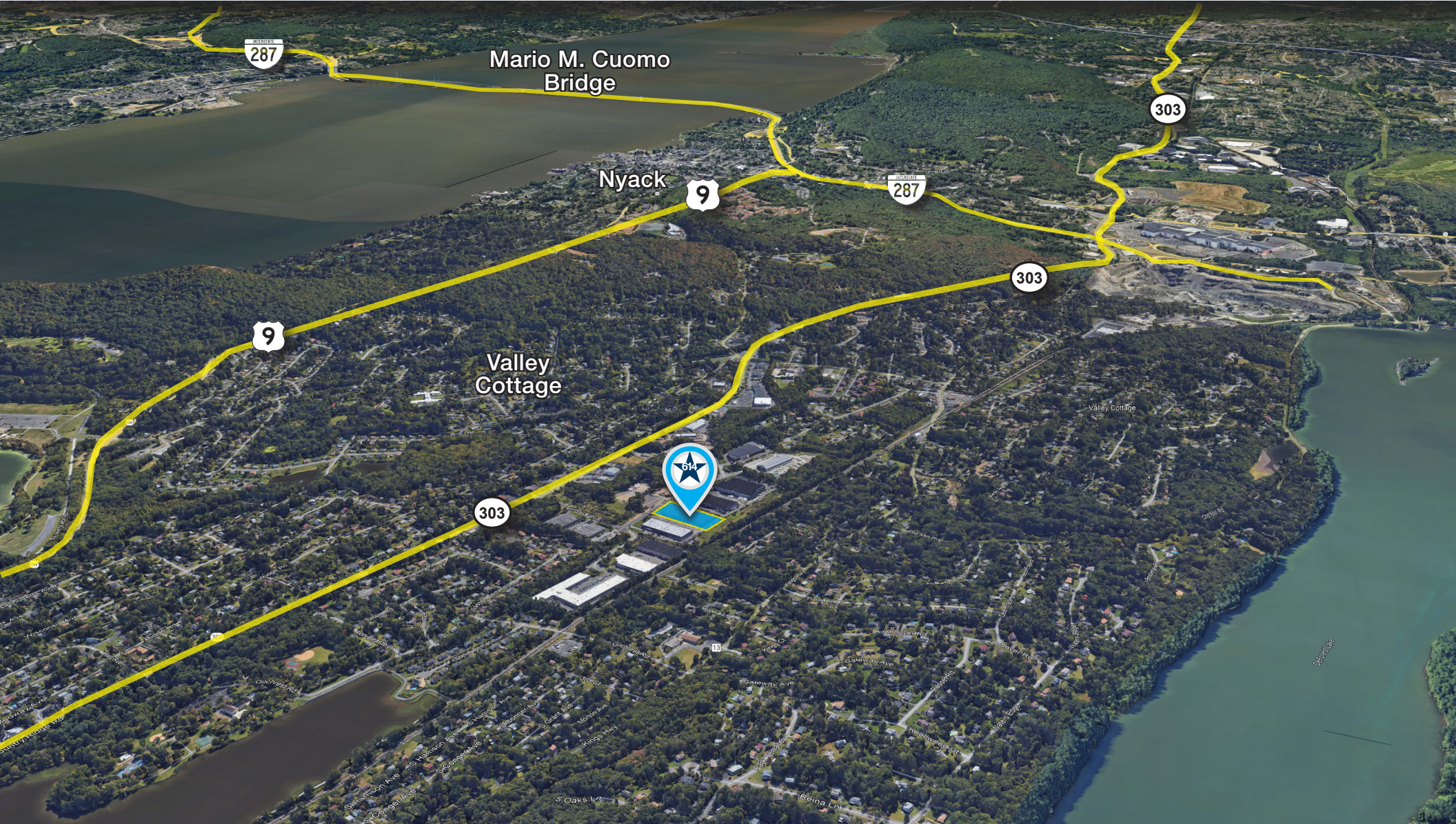
TOTAL AREA : 75,562 SF 1st FLOOR AREA WALKWAY AREA: 2,183 SF

COMMON AREAS VERTICAL CIRCULATION



PROPERTY AERIAL

614 CORPORATE WAY
Valley Cottage, NY



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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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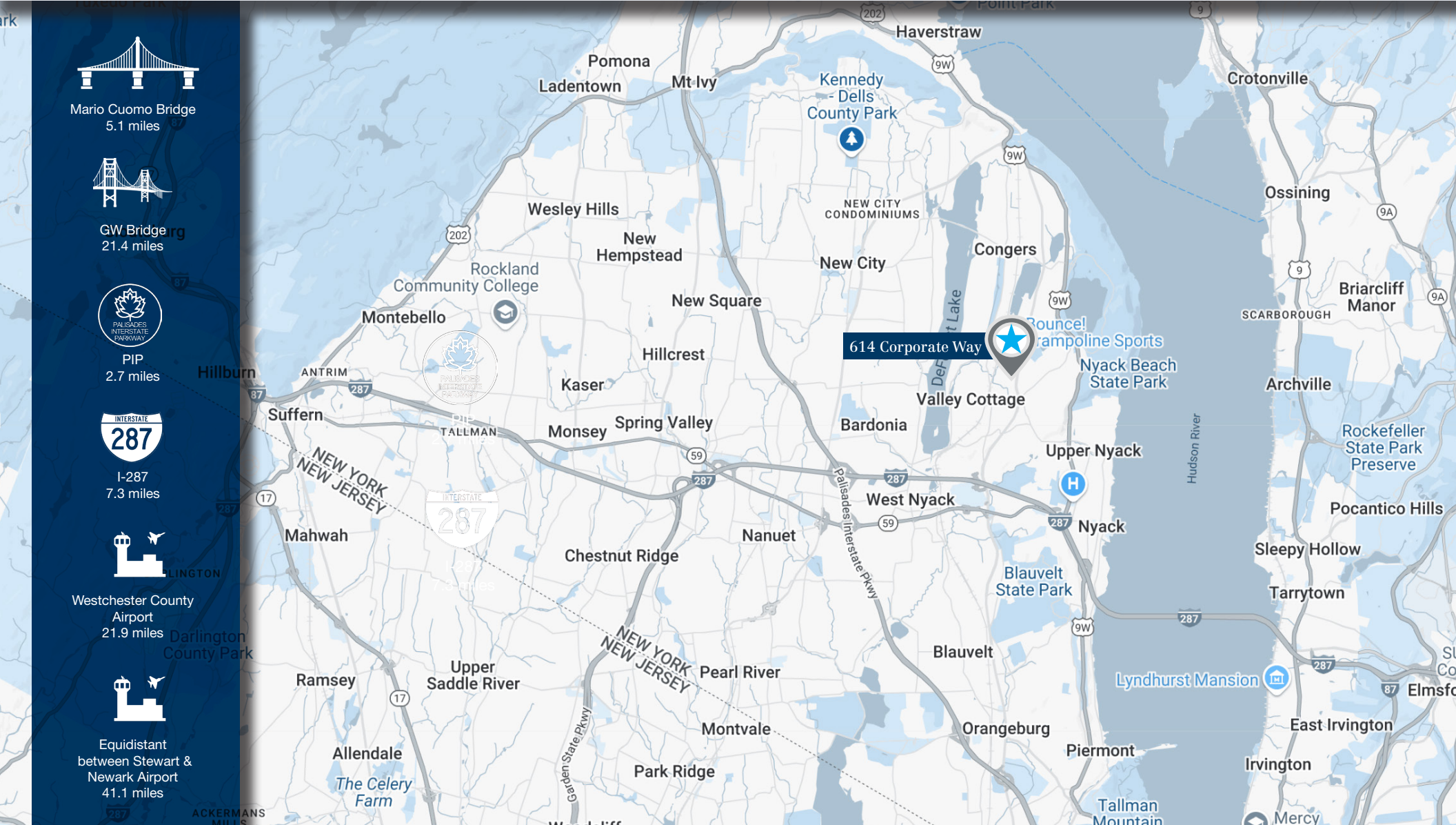
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HIGHWAY MAP

614 CORPORATE WAY
Valley Cottage, NY



Mario Cuomo Bridge
5.1 miles



GW Bridge
21.4 miles



PIP
2.7 miles



I-287
7.3 miles



Westchester County
Airport
21.9 miles



Equidistant
between Stewart &
Newark Airport
41.1 miles

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