



**TWENTYNINE**

**ELIZABETH**

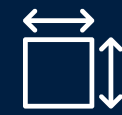
**401,746 SF For Lease**

\$3 Million in Capital Improvements Completed

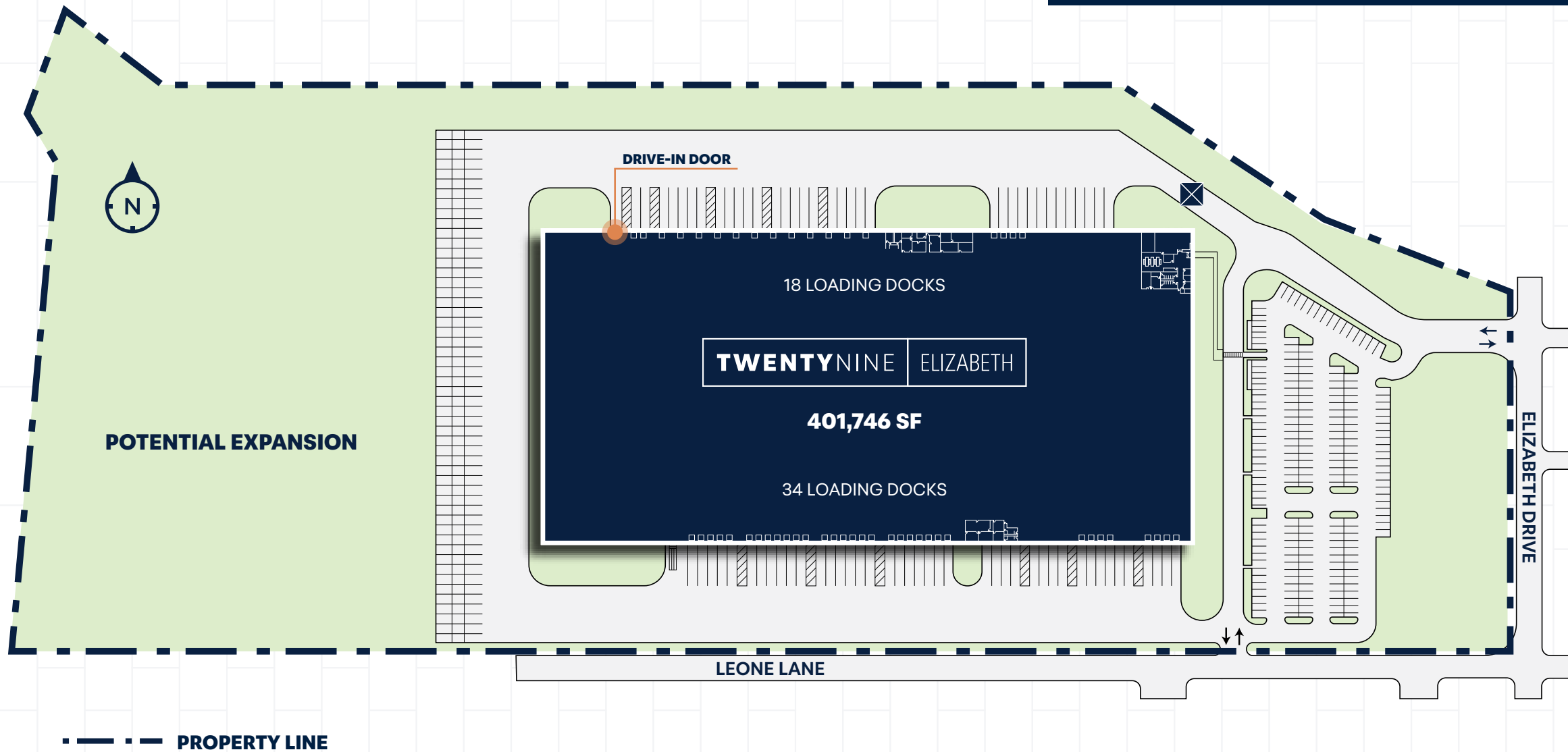
29 ELIZABETH DRIVE, CHESTER (ORANGE COUNTY), NY



# 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

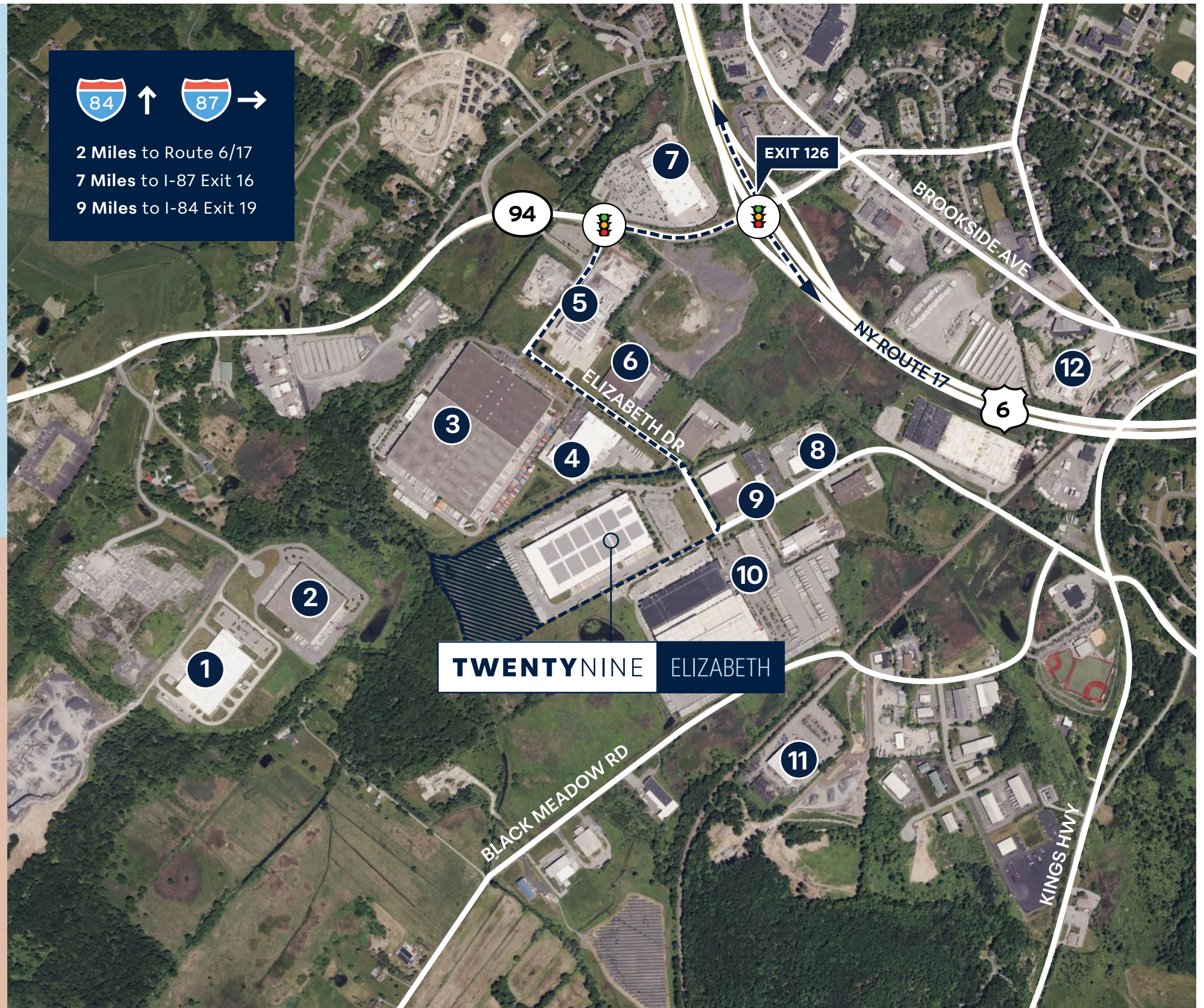
<b>52</b>	<b>194</b>	<b>90</b>	<b>2025</b>	<b>401,746 SF</b>	<b>900' x 441'</b>	<b>140'</b>	<b>55' x 39'</b>	<b>60'</b>
Docks	Car Spaces	Trailer Spaces	Occupancy	Space Available	Building Exterior Dimensions	Truck Aprons	Column Spacing	Speed Bays

# 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

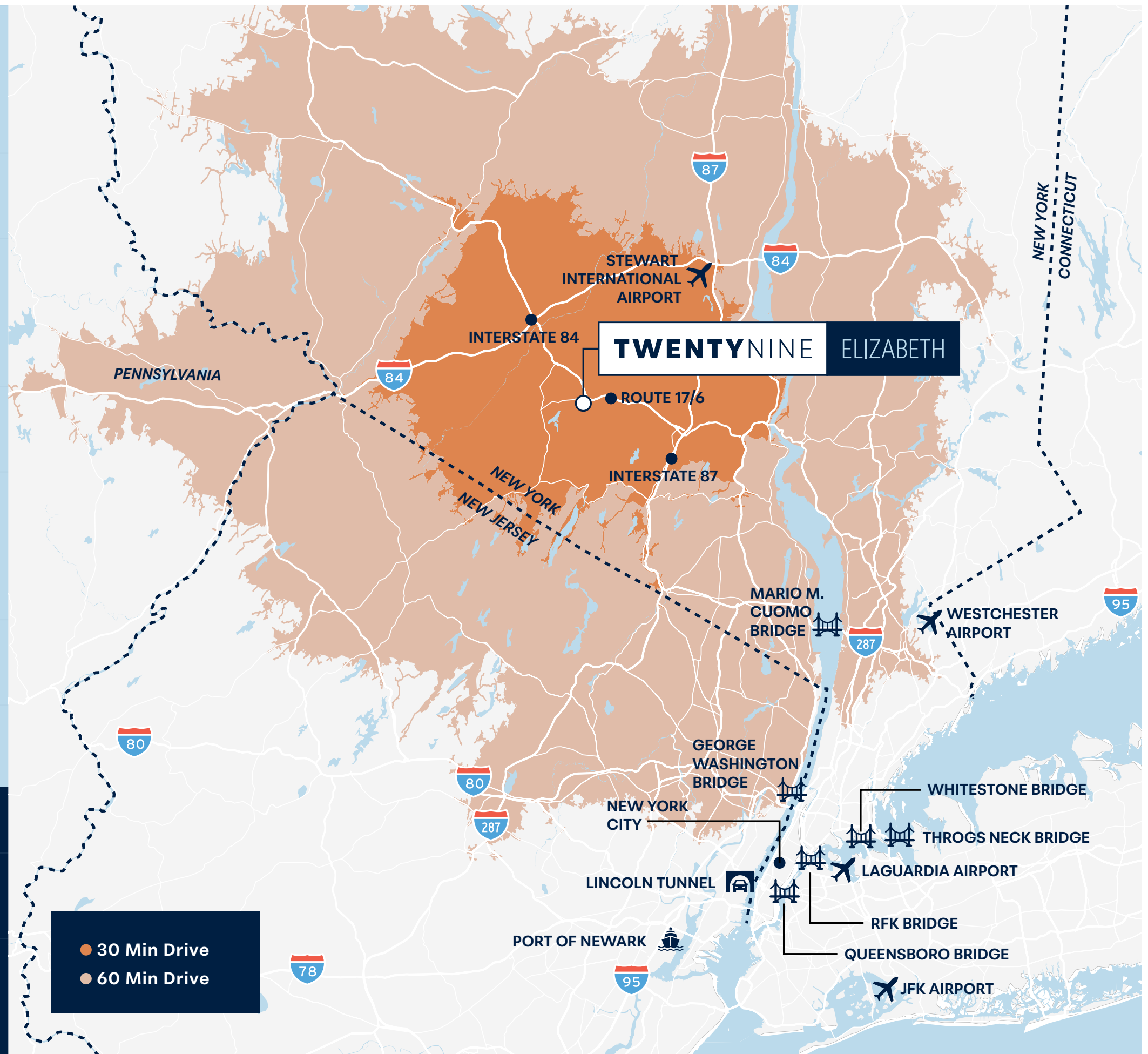
Route 17 (Exit 126)	1 mile
Interstate 87 (I-87 Exit 16)	7 miles
Interstate 84 (I-84 Exit 19)	9 miles
Interstate 84 (I-84 Exit 15)	10 miles
Stewart International Airport (SWF)	17 miles
New Jersey State Line (I-287)	25 miles
Tappan Zee Bridge (Mario M. Cuomo Br.)	40 miles
George Washington Bridge	50 miles
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

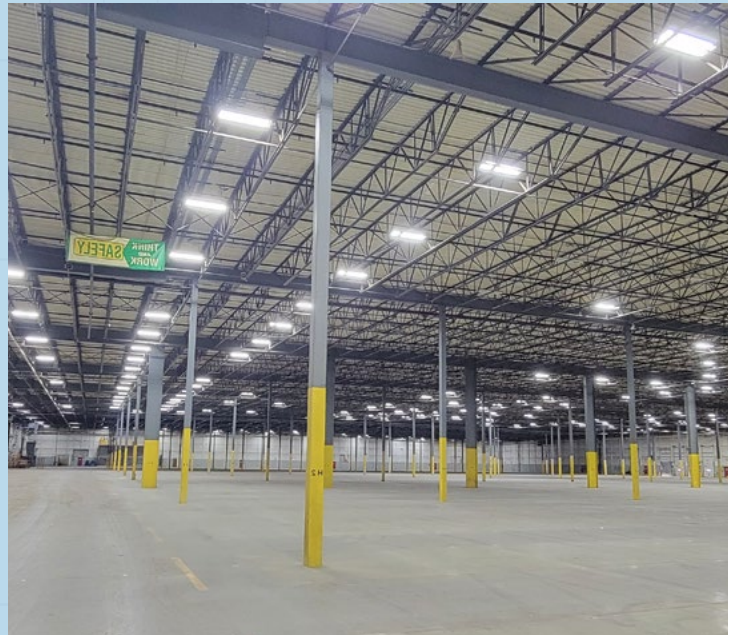
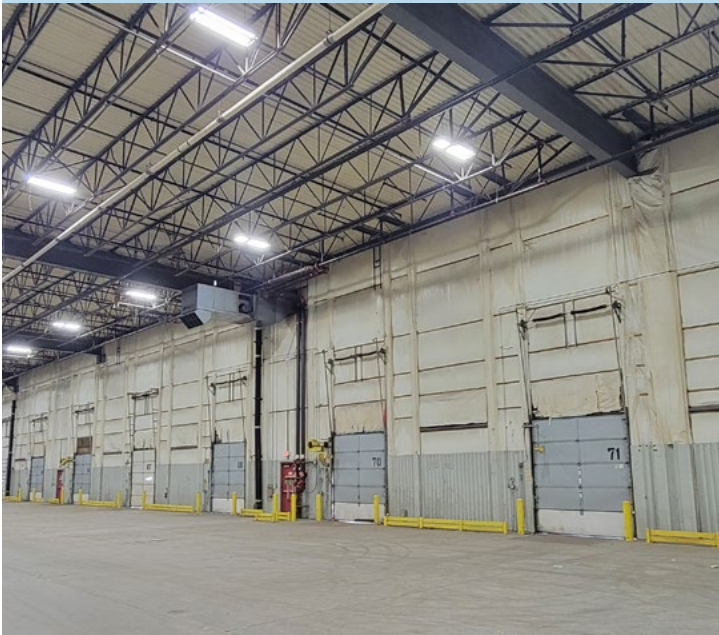


30 Minute Drive 280,422

60 Minute Drive 3,143,947



● 30 Min Drive  
● 60 Min Drive



# TWENTYNINE

# ELIZABETH

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