

**AVAILABLE NOW**



**TRI-STATE  
DISTRIBUTION  
CENTER**

225-227 NORTH ROUTE 303  
CONGERS, NY

[www.tristate-distribution.com](http://www.tristate-distribution.com)

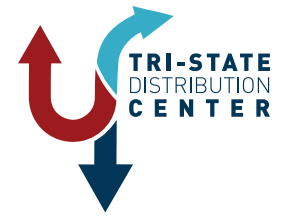
**100,695 SF FOR LEASE**

**DIVISION POSSIBLE**



**CBRE**

# PROPERTY DETAILS



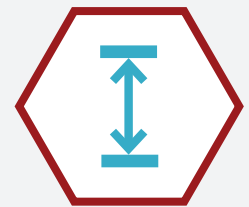
<b>TOTAL BUILDING SIZE</b>	248,000 sq. ft.
<b>AVAILABLE SPACE</b>	100,695 sq. ft. (divisible to ±40,000 sq. ft.)
<b>OFFICE SPACE</b>	12,572 sq. ft.
<b>YEAR BUILT</b>	2009
<b>ACRES</b>	12.7
<b>CEILING HEIGHT</b>	33' clear
<b>COLUMN SPACING</b>	49' x 49'
<b>LOADING DOCKS</b>	9 (expandable to 20)
<b>CAR PARKING</b>	100 spaces
<b>FLOOR LOAD</b>	600 lbs per sq. ft. on 6" slabs
<b>SPRINKLERS</b>	ESFR
<b>COMMENTS</b>	6 high-powered exhaust fans



Tri-State Distribution offers Class A warehouse space in the Rockland county/Northern New Jersey submarkets, and fronts NY route 303.



**100,695 SF**  
**AVAILABLE SPACE**  
(divisible)



**33'**  
**CEILING HEIGHT**



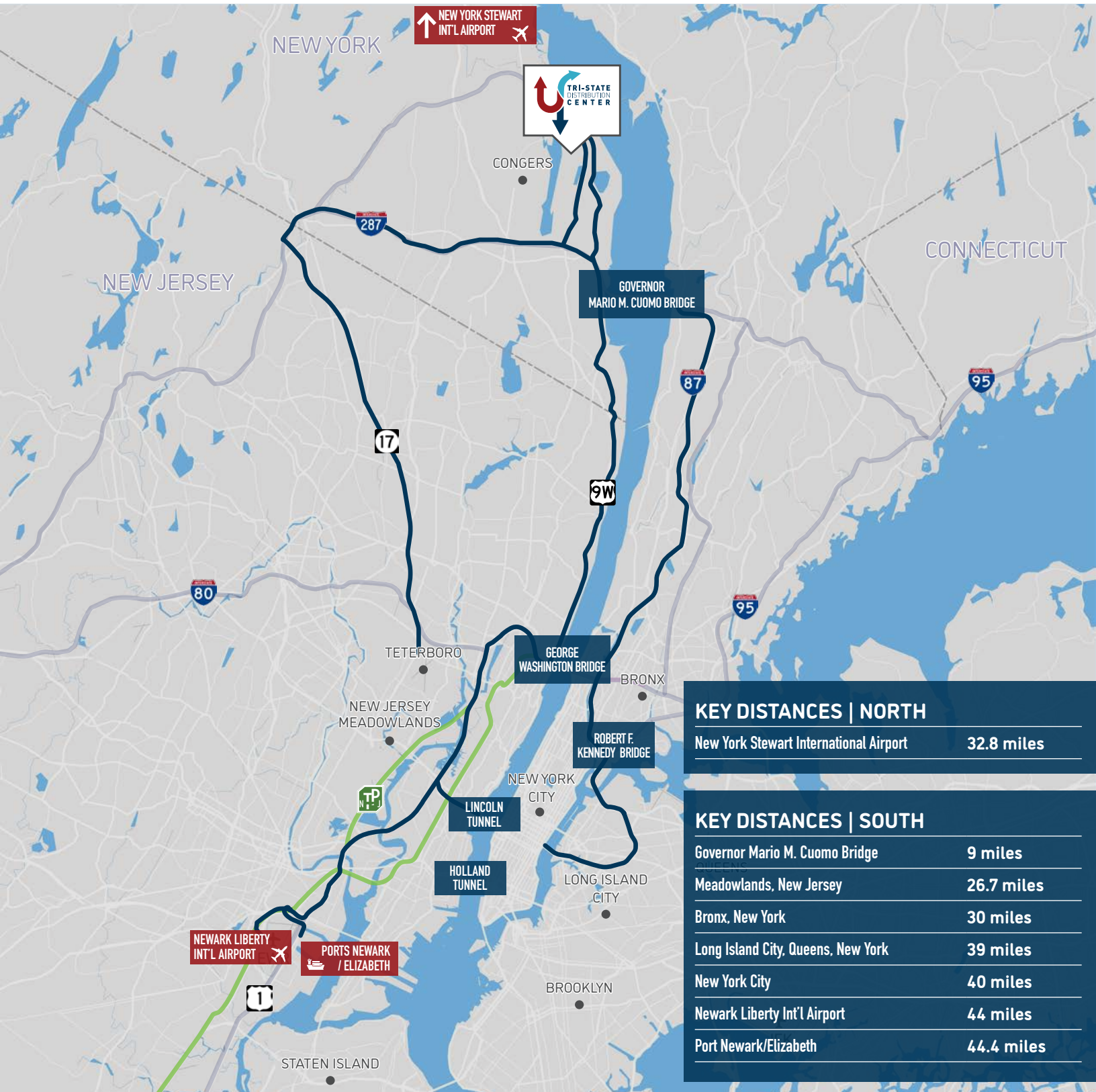
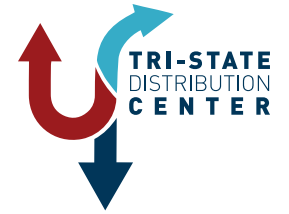
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**LOADING DOCKS**  
(expandable to 20)



**100**  
**CAR PARKING**



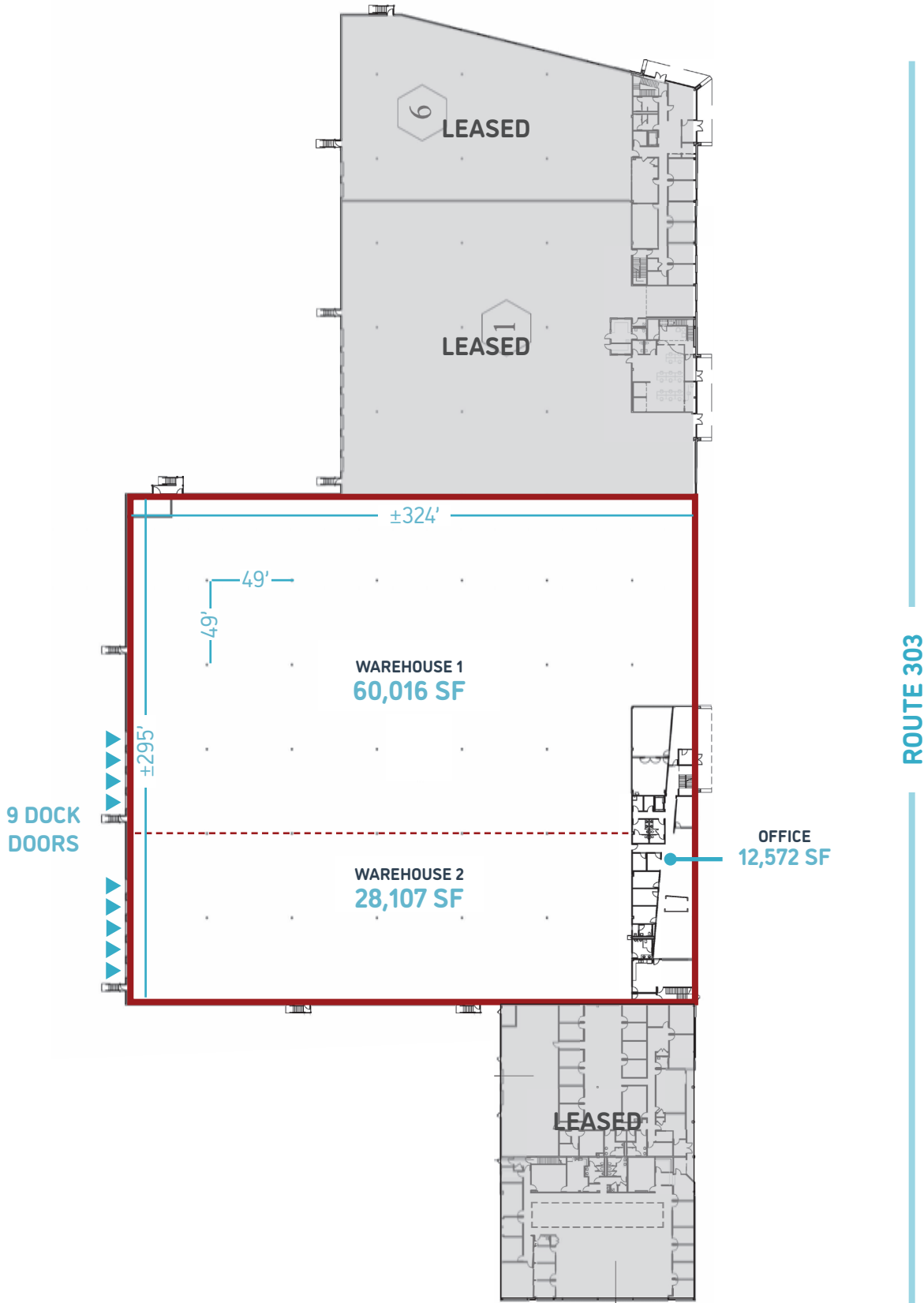
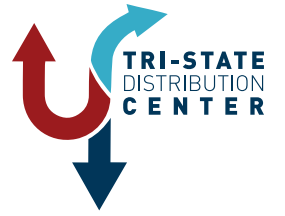
# LOCATION HIGHLIGHTS



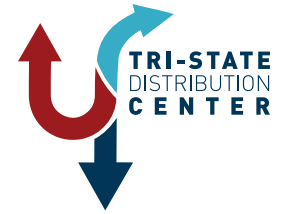
KEY DISTANCES   NORTH	
New York Stewart International Airport	32.8 miles

KEY DISTANCES   SOUTH	
Governor Mario M. Cuomo Bridge	9 miles
Meadowlands, New Jersey	26.7 miles
Bronx, New York	30 miles
Long Island City, Queens, New York	39 miles
New York City	40 miles
Newark Liberty Int'l Airport	44 miles
Port Newark/Elizabeth	44.4 miles

# SITE PLAN



# LOCATION INCENTIVES



## NEW YORK STATE AND ROCKLAND COUNTY INCENTIVES

### NEW YORK STATE BENEFITS

Firms in the Excelsior Jobs Program may qualify for four fully refundable tax credits. Businesses claim the credits over a benefit period of up to 10 years. Approval is discretionary.

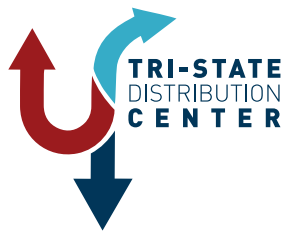
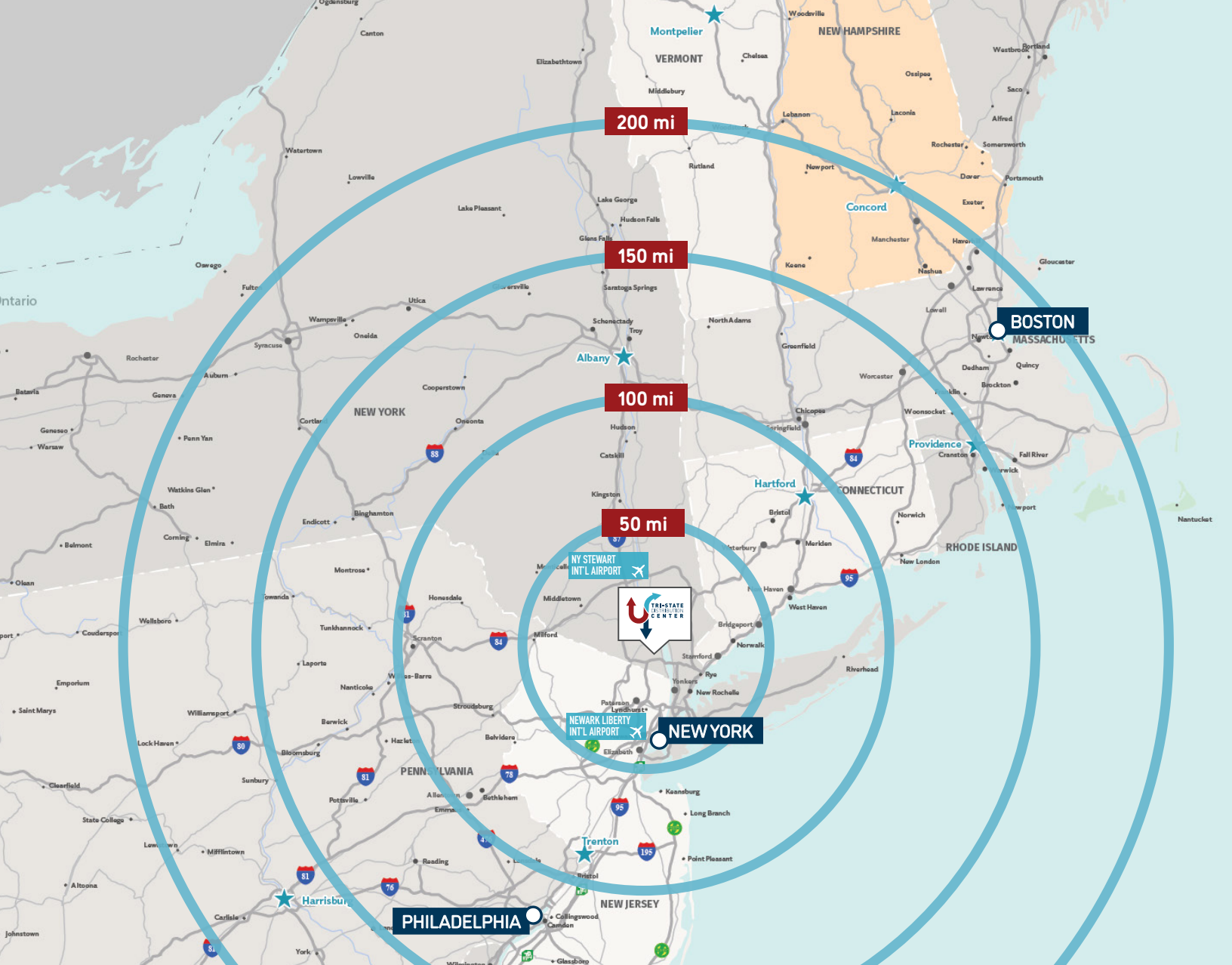
- Excelsior Jobs Tax Credit: A credit of 6.85% of wages per net new job.
- Excelsior Investment Tax Credit: Valued at 2% of qualified investments.
- Excelsior Research and Development Tax Credit: A credit of 50% of the Federal Research and Development credit up to six percent of research expenditures in NYS.
- Excelsior Real Property Tax Credit: Available to firms locating in certain distressed areas and to firms in targeted industries that meet higher employment and investment thresholds (Regionally Significant Project).

### LOCAL ROCKLAND COUNTY IDA BENEFITS

The Local IDA may grant the below discretionary incentives for Projects creating jobs and/or making significant capital improvements.

- Real Estate Tax Abatements
- Sales Tax Exemptions on building materials and/or ongoing capital expenditures
- Mortgage recording tax exemption





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**THOMAS F. MONAHAN**  
Vice Chairman  
+1 201 712 5610  
thomas.monahan@cbre.com

**STEPHEN D'AMATO**  
Senior Vice President  
+1 201 712 5616  
stephen.damato@cbre.com

**LARRY SCHIFFENHAUS**  
Senior Vice President  
+1 201 712 5809  
larry.schiffenhaus@cbre.com

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