



**PROPERTY
FACT SHEET**

FOR LEASE

**±2,500 SQ. FT. UNIT
INDUSTRIAL/FLEX SPACE**



**11 ELKAY DRIVE
TOWN OF CHESTER, NEW YORK**

LOCATION: 11 Elkay Drive, corner of Black Meadow Road and Elkay Drive, Town of Chester, Orange County, New York.

ACCESSIBILITY:

- Less than one mile to NY Route 17 (future Interstate 86)
- Approximately 10 miles to NYS Thruway/Interstate 87
- Approximately nine miles to Interstate 84
- 35 minute drive to Mahwah, NJ
- 50 minute drive to Mario Cuomo Bridge (former Tappan Zee Bridge)
- 60 minute drive to George Washington Bridge

DESCRIPTION: A single-story, ±22,500 sq. ft. masonry and metal building in which the following space is immediately available:

Unit 7: ±2,500 sq. ft., with ±500 sq. ft. of finished offices and ±2,000 sq. ft. of warehouse space.

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- CEILING HEIGHTS:** Approximately 24 ft. clear ceiling height in the warehouse.
- PARKING:** Ample
- COLUMN SPACING:** 50 ft. x 25 ft.
- LIGHTING:** Mercury vapor lighting in warehouse area.
- ZONING:** IP-Industrial Park (See enclosed Schedule of Use Requirements).
- TRUCK LOADING:** One tailgate-level loading door.
- UTILITIES:**
- Electricity: 400 amp service provided by Orange & Rockland Utilities.
 - Heat: Natural gas-fired forced warm air heat. Natural gas supplied by Orange & Rockland Utilities. Office areas are air-conditioned.
 - Water: Supplied by on-site well.
 - Sewer: On-site septic system.
 - Internet: Service available from Frontier, Optimum Business by Cablevision, and Lightower



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Loading area at building rear

- LEASE TERMS:** Five (5) years
- TAXES & CAM:** The tenant is also responsible for its proportional share of real estate taxes and common charges, which are ±\$3.06 per sq. ft.
- GARBAGE DISPOSAL:** Tenant at tenant's cost shall arrange for garbage removal and dumpster.
- RENTAL RATE:** \$8.75 psf, triple net. Tenant responsible for their own utilities.

For further information or to arrange a tour, please contact:

James Martin, Senior Vice President

EXCLUSIVE BROKER

**McBride Corporate Real Estate, Inc.
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Note: Information submitted herein is subject to errors; omissions; changes of price; rental, or other conditions; withdrawal without notice; and to any special listing conditions imposed by our principals. All areas and dimensions are approximate.

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