

I-84

**ORANGE
COUNTY
LOGISTICS
CENTER**

Montgomery, New York

FULLY APPROVED – 146,075 SF

DELIVERING Q4 2025

FOR LEASE



[Watch on Vimeo](#)

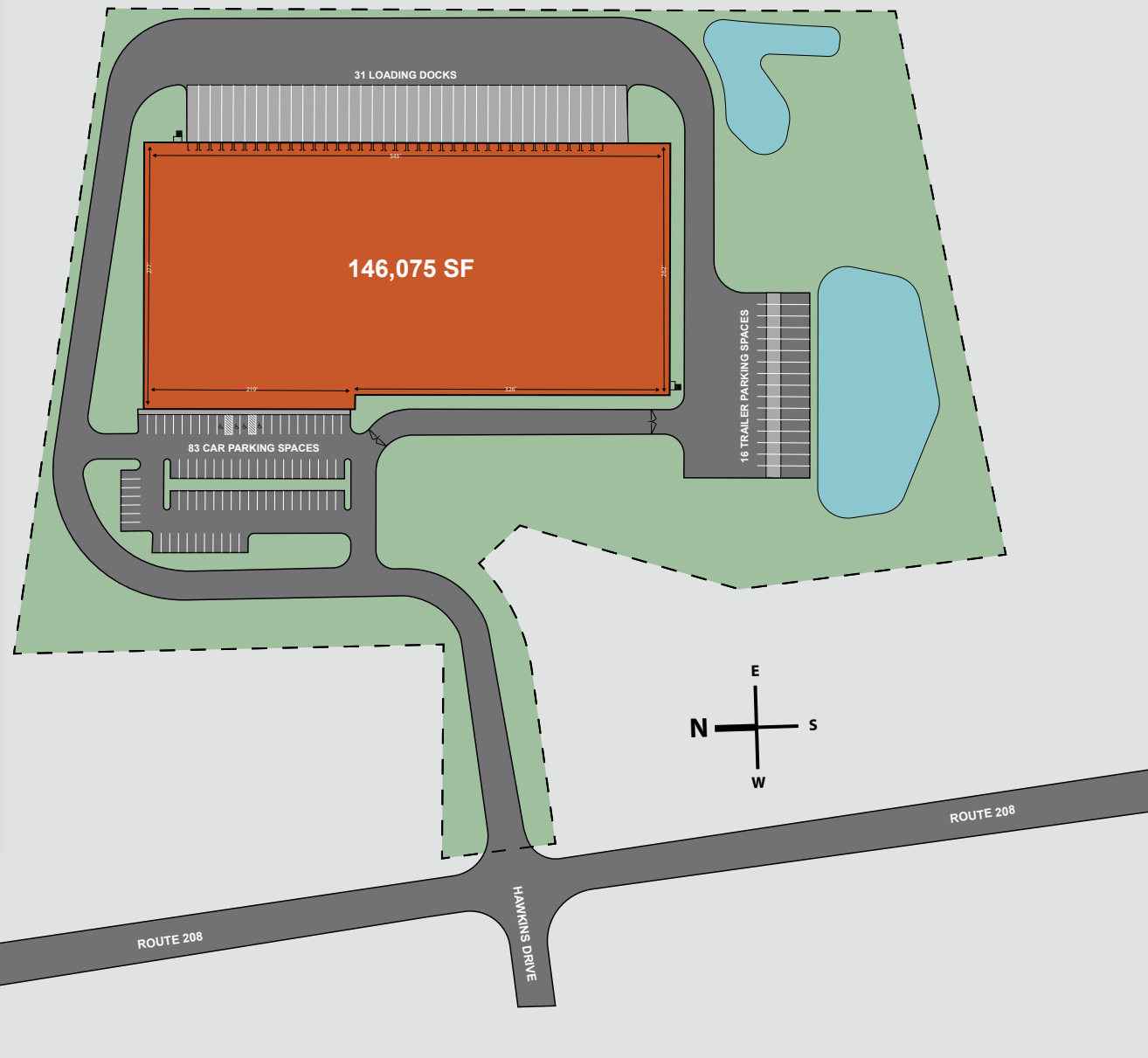
[View on Google Maps](#)



SITE PLAN & BUILDING SPECIFICATIONS

SPECIFICATIONS

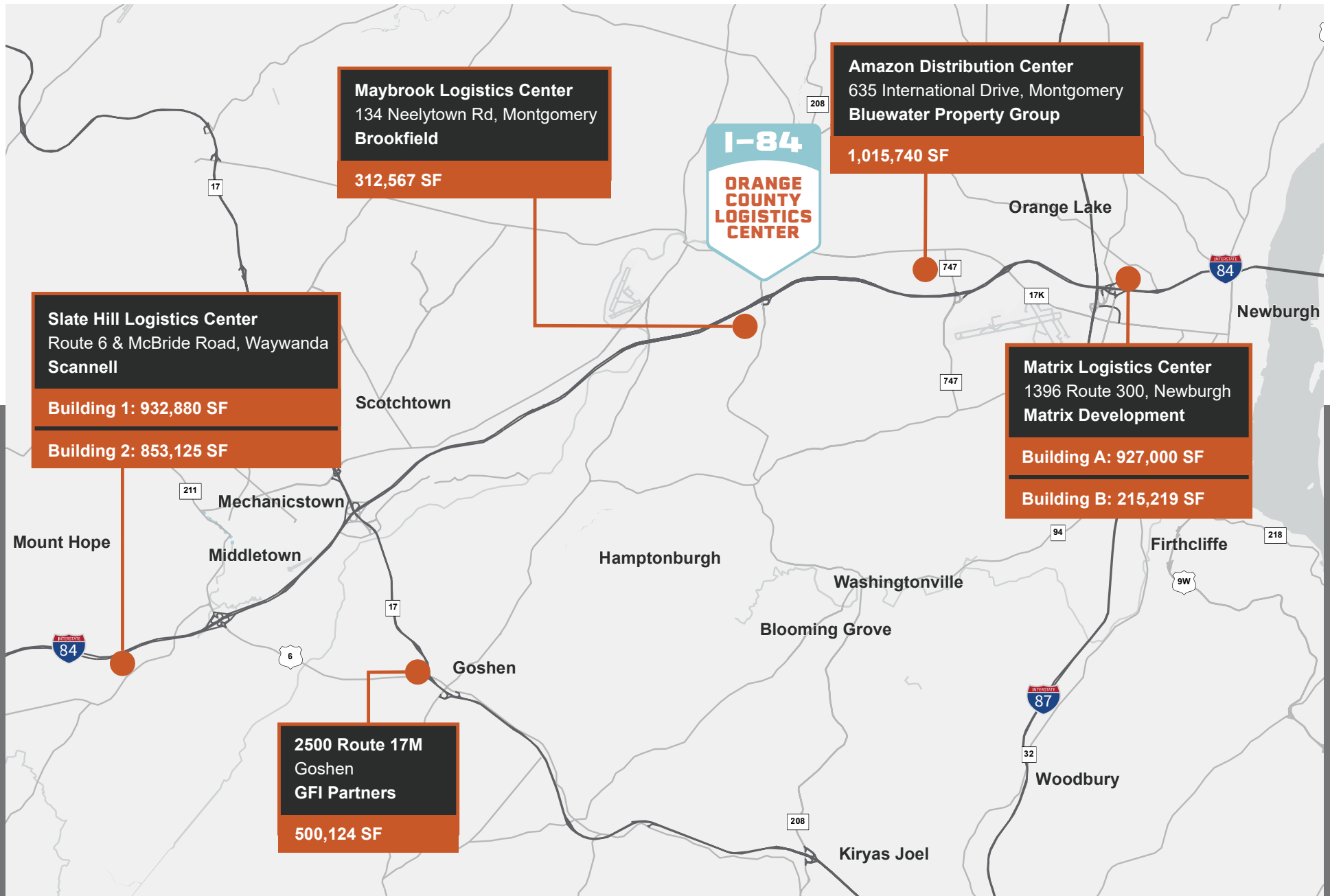
- Building Size: 146,075 SF
- Office Size: 3,000 SF
- Acreage: 13.6 acres
- Ceiling Height: 36' clear
- Column Spacing: 54' x 60'
- Dock Doors: 31 docks at 13'-6" on center
- Drive Ins: Two (2)
- Trailer Parking: 16 spaces
- Car Parking: 83 spaces
- Lighting: LED
- Floor Thickness: 7" fiber-reinforced concrete slab
- Roof: 30 Year EPDM roof over 6" continuous insulation
- Walls: 10" insulated precast concrete bearing walls
- Water and Sewer Provider: Town of Montgomery
- Natural Gas Provider: Central Hudson
- Electric Service Size: 3,000 Amp, 3 Phase, 277-480V
- Sprinkler: ESFR sprinkler system



CORPORATE NEIGHBORS

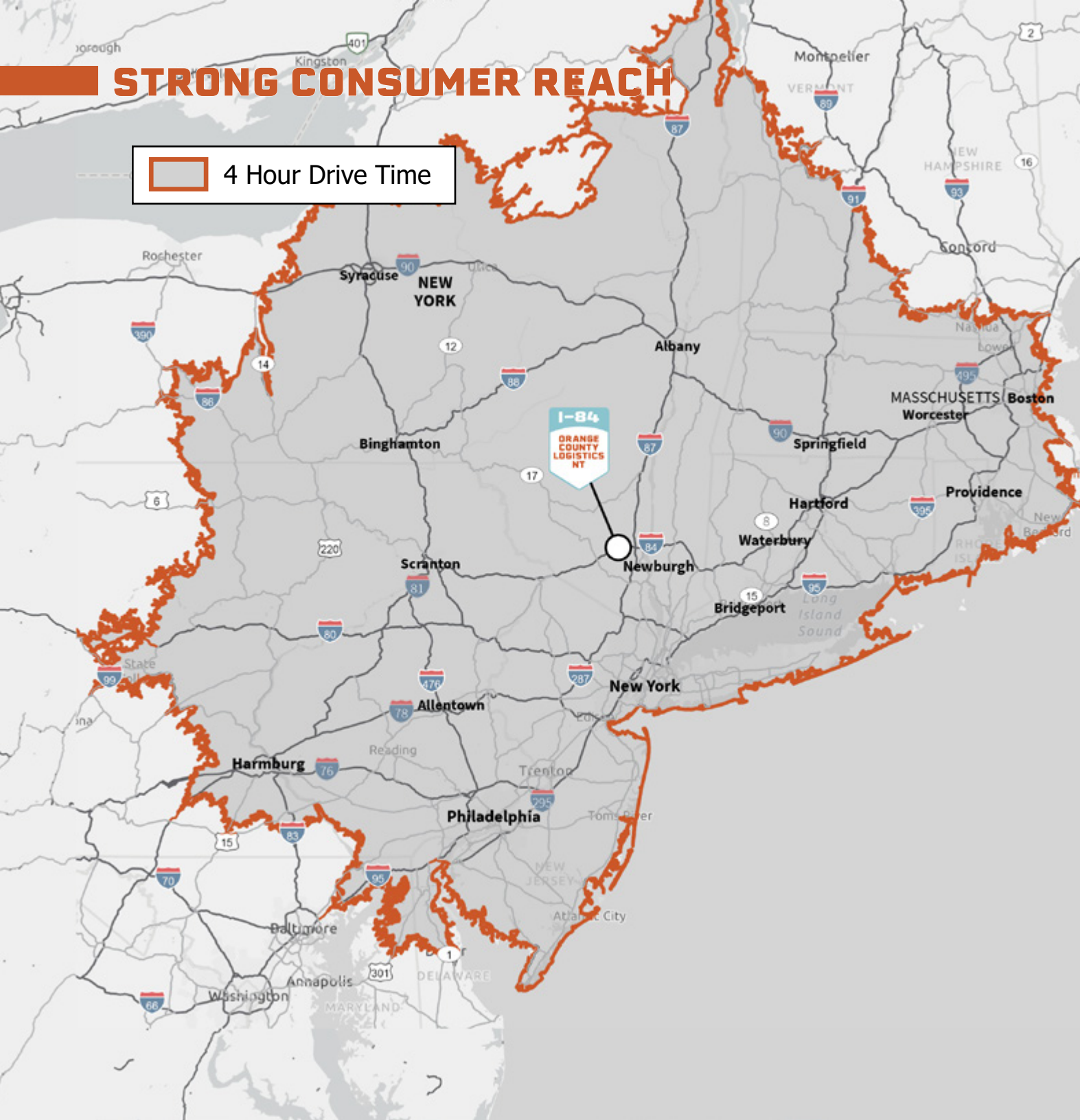


INSTITUTIONALIZING MARKET



STRONG CONSUMER REACH

 4 Hour Drive Time



POPULATION STATS

4-HR DRIVE TIME

Montgomery, New York

Number of Consumers
(Total Population): 47,739,481

Exit 8A, New Jersey

Number of Consumers
(Total Population): 47,558,118

Phillipsburg, New Jersey

Number of Consumers
(Total Population): 48,636,152

DISTANCES TO MAJOR LOGISTICS HUBS:

Newburgh, NY: 8mi
NYC: 70mi
EWR: 80mi
Port NY/NJ GCT: 80mi
PHILLY: 150mi
BOSTON: 200mi



REGIONAL CONNECTIVITY

I-84 Orange County Logistics Center is located less than 1 mile from Interstate 84 in the town of Montgomery, New York. With an attractive regional labor market and excellent connectivity/proximity to major roadways, I-84 Orange County Logistics Center is well located at the center of the Northeast corridor's robust distribution network.

James Panczykowski
+1 203 705 2248
james.panczykowski@jll.com

William Zachary "Zach" Antonucci
+1 860 817 1402
zach.antonucci@jll.com



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