

# FOR LEASE

**878,460 SF** WAREHOUSE,  
LOGISTICS AND DISTRIBUTION SPACE

# 47

Elizabeth Drive

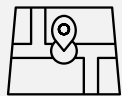
Chester Industrial Park

Chester, NY

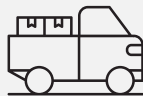
**NEW ROOF  
TO BE  
COMPLETED  
Q4 2025**



CLEAR HEIGHT  
42'- 44'



IMMEDIATE  
HIGHWAY ACCESS



46 MILLION+ CONSUMER REACH  
WITHIN 4-HOUR DRIVE



# 47 ELIZABETH DRIVE

## Chester Industrial Park

Discover 47 Elizabeth Drive in Chester, Orange County New York, an exceptional industrial offering that stands as the largest currently available single-building direct leasing opportunity in the Lower Hudson Valley. Its prime location offers a competitive edge with immediate highway access along Route 6 between I-84 and I-87, and is twelve miles west of the New York State Thruway and under 40 miles from the Governor Mario M. Cuomo Bridge. The property is located in the Chester Industrial Park, one of the premier industrial parks located in the Lower Hudson Valley.

Orange County stands out for its cost-effectiveness, offering lower user costs compared to New Jersey and surrounding markets. These economic and location advantages have attracted industry leaders like McKesson, Staples Distribution, Ahold Delhaize, Iron Mountain, Royal Wine Corp., AmerisourceBergen, Tesla, Medline, and more.



BUILDING SPECIFICATIONS	
<b>Total space available</b> <ul style="list-style-type: none"><li>- Warehouse</li><li>- Office</li></ul>	871,460 SF 18,000 SF - In process of a full finishes uplift
<b>Total acreage</b>	50.3 acres
<b>Year built</b>	2001 - 536,566 SF; 2006 - expanded by 351,894 SF
<b>Construction</b> <ul style="list-style-type: none"><li>- Dimensions</li><li>- Walls</li><li>- Columns</li><li>- Floor slab</li><li>- Roof</li></ul>	800' x 1100' Insulated concrete 12" steel 7" unreinforced concrete New roof to be completed Q4 2025
<b>Column spacing</b> <ul style="list-style-type: none"><li>- Original</li><li>- Expansion</li></ul>	45' x 47' 45' x 45'
<b>Clear height</b> <ul style="list-style-type: none"><li>- Original</li><li>- Expansion</li></ul>	42' 8" 44' 10"
<b>Loading</b> <ul style="list-style-type: none"><li>- Drive-in doors</li><li>- Dock high loading doors with levers, locks and seals</li></ul>	Eighty-one (81) total doors Four (4) 12' x 14' Seventy-four (74) 8' x 10' Three (3) 8'x10' dock high doors for compactor, trash and recycling
<b>Sprinkler</b>	100% ESFR protected
<b>Utilities</b> <ul style="list-style-type: none"><li>- Water &amp; sewer</li><li>- Gas &amp; electric</li></ul>	Village of Chester Orange and Rockland Utilities
<b>Vehicle parking</b>	350 spaces
<b>Trailer parking</b>	106 spaces

# SITE PLAN





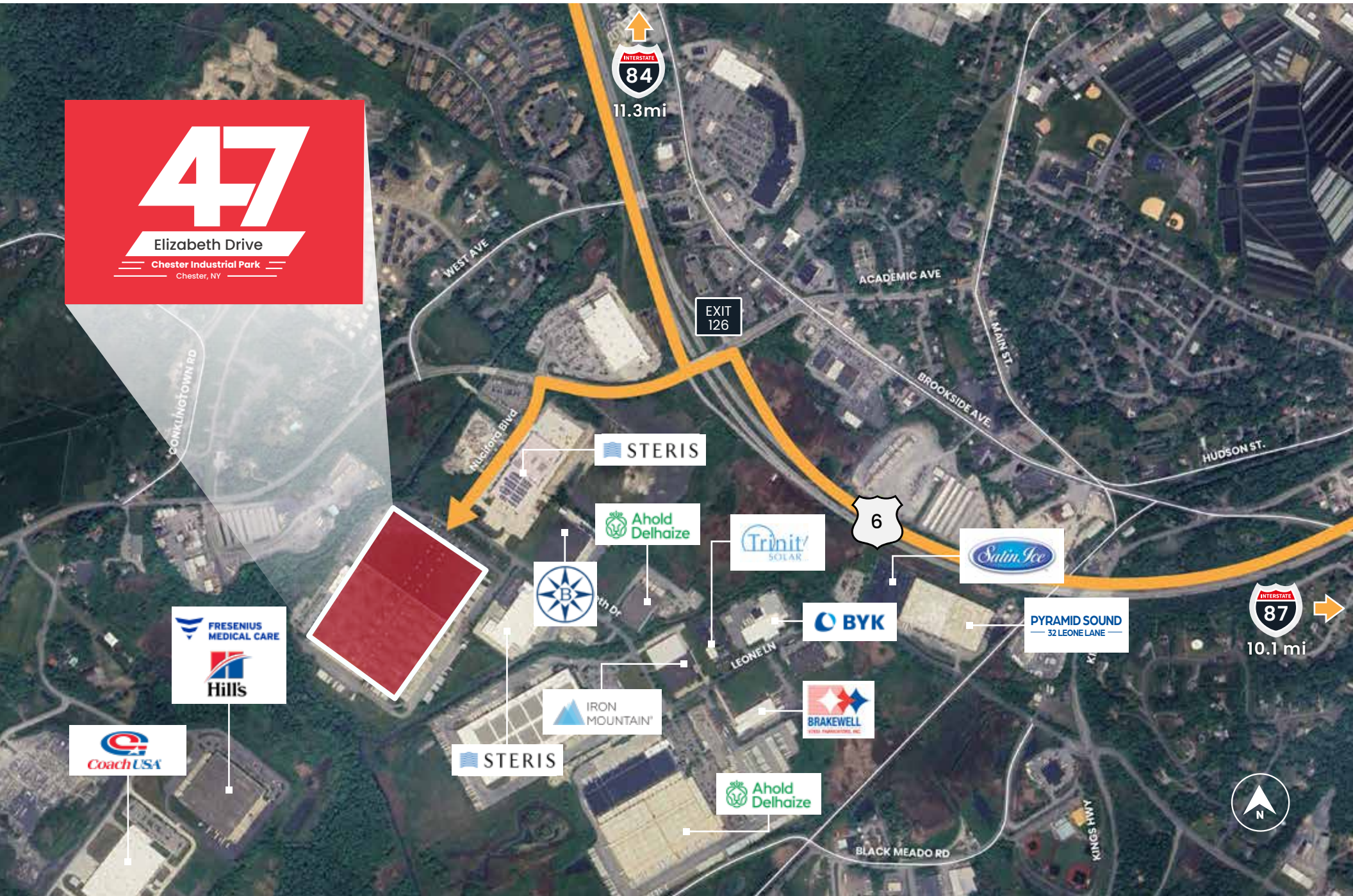
# ACCESS & CORPORATE NEIGHBORS

47

Elizabeth Drive

Chester Industrial Park

Chester, NY

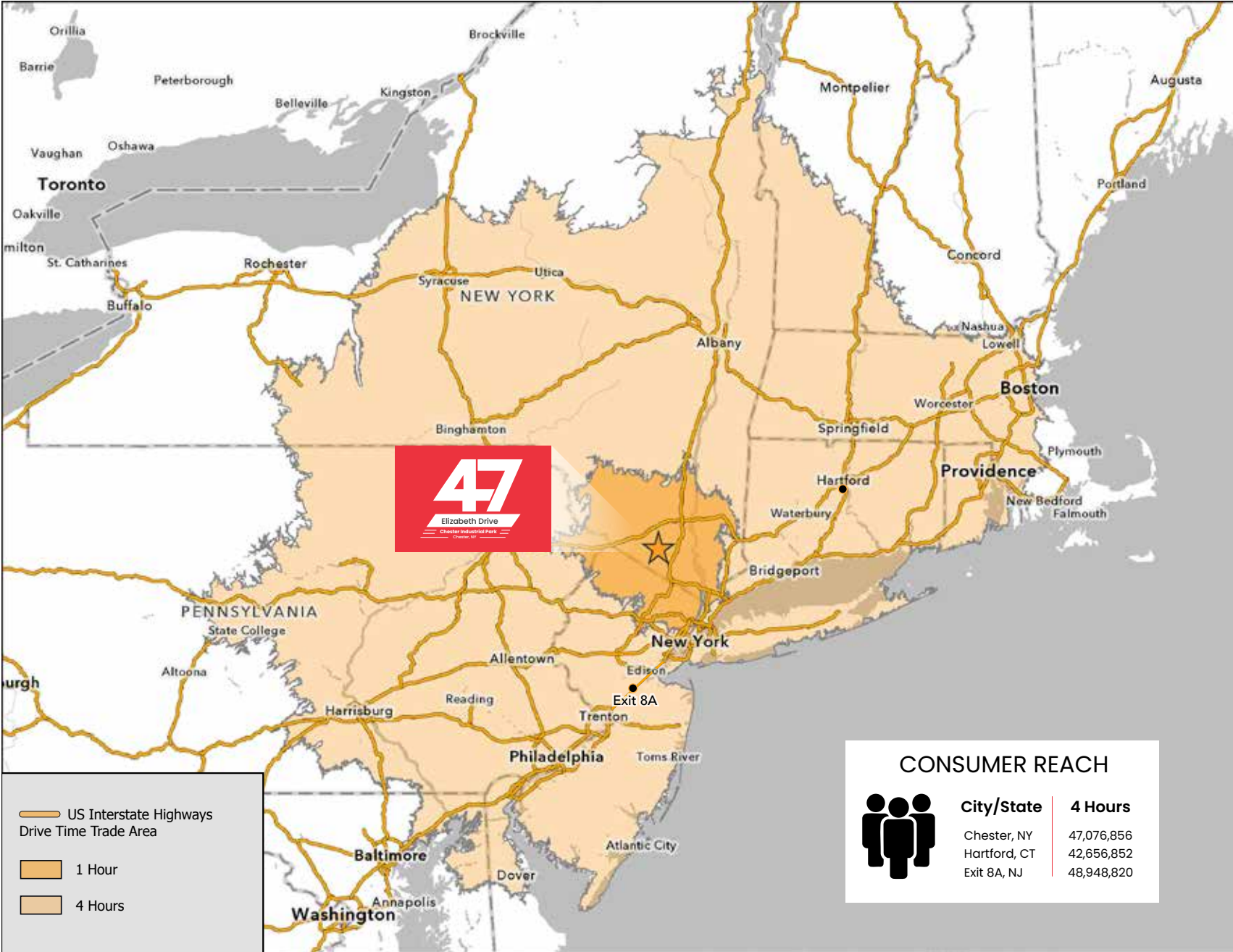




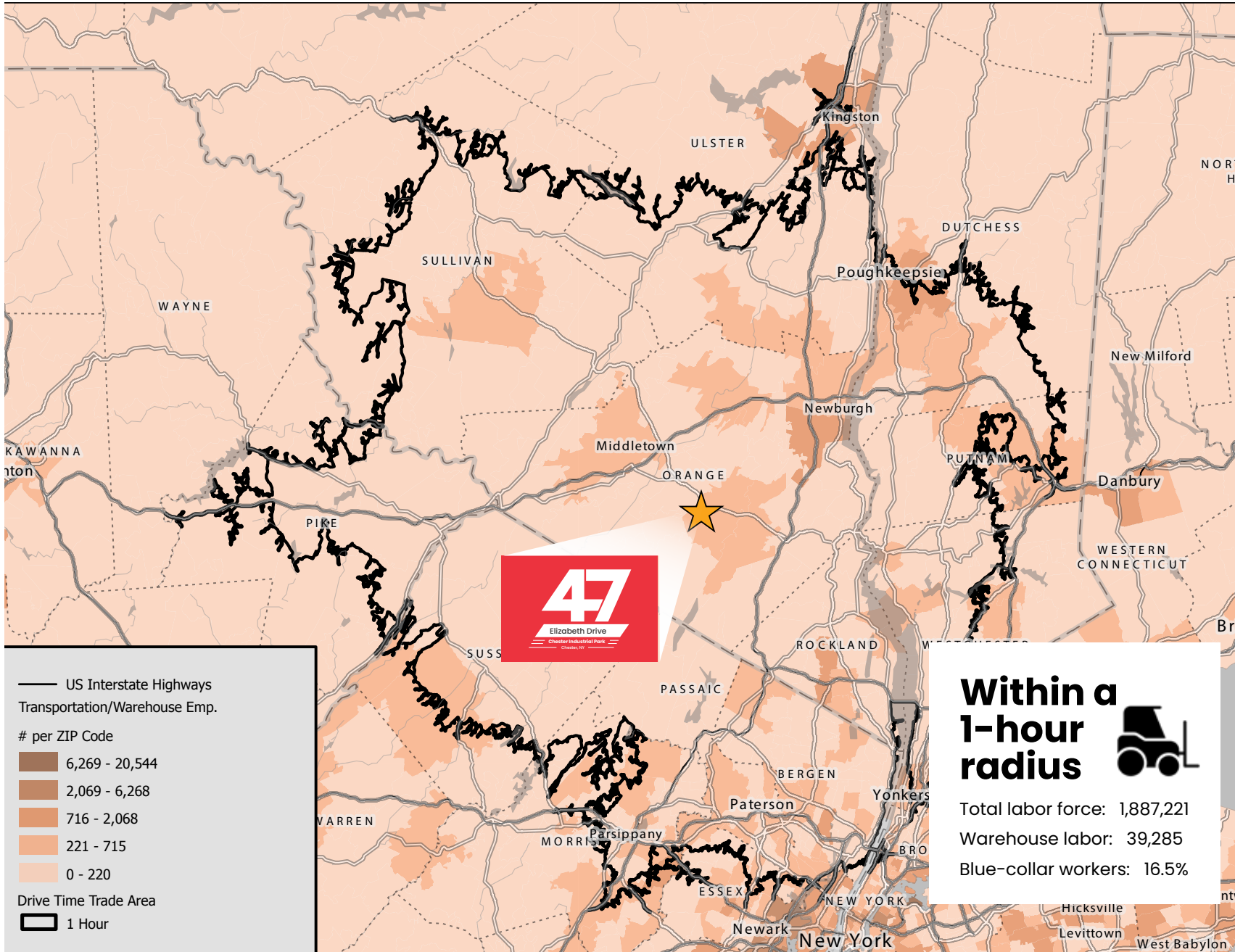
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# VAST CONSUMER REACH WITHIN A 4-HOUR DRIVE



# PRIME REACH TO LABOR SUPPLY & WORKFORCE





# CONTACT

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