

FOR LEASE

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

47

Elizabeth Drive

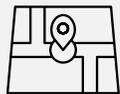
Chester Industrial Park

Chester, NY

**NEW ROOF
COMPLETED
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.



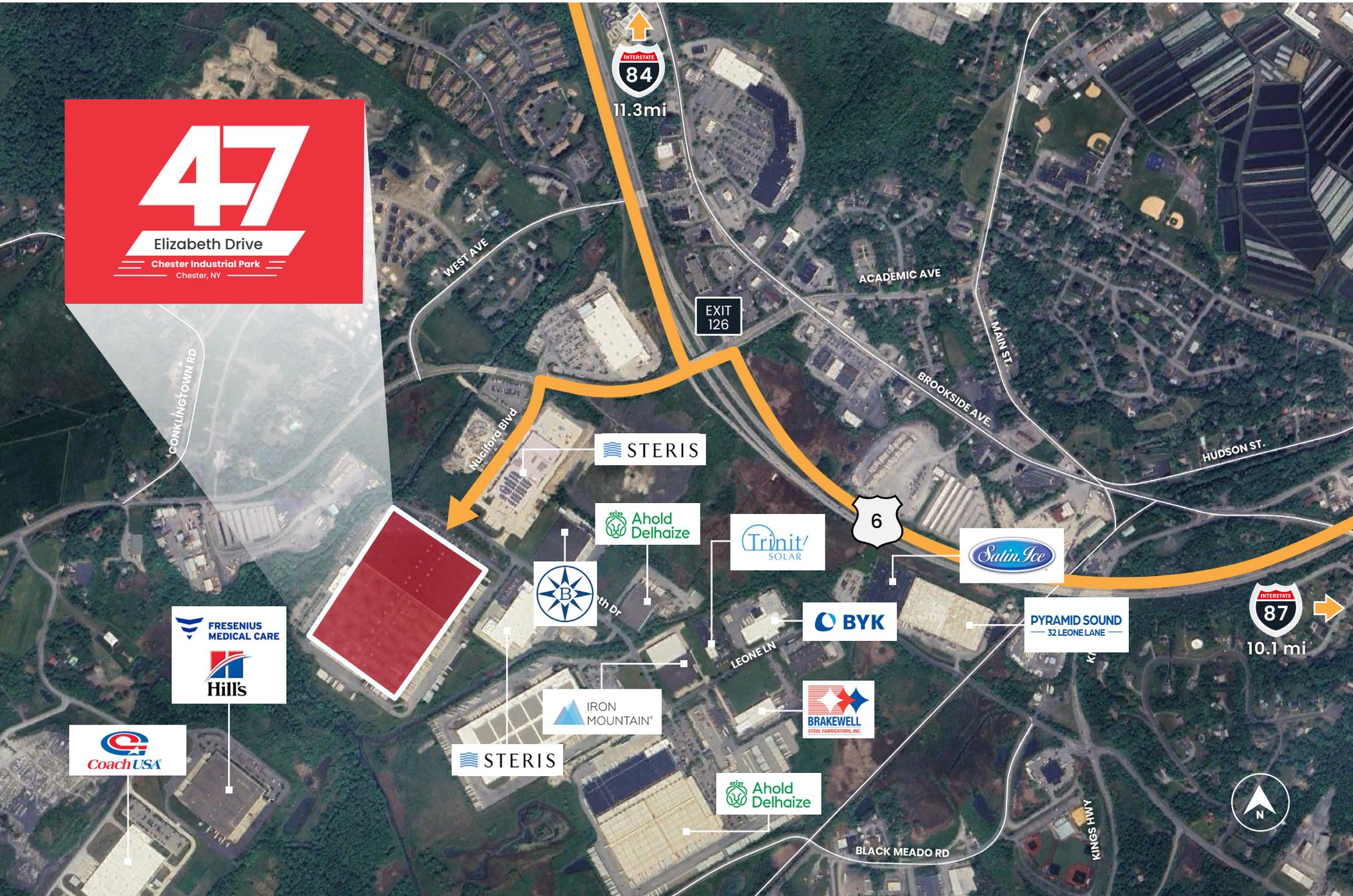
BUILDING SPECIFICATIONS	
Total space available	
- Warehouse	871,460 SF
- Office	18,000 SF - In process of a full finishes uplift
Total acreage	50.3 acres
Year built	2001 - 536,566 SF; 2006 - expanded by 351,894 SF
Construction	
- Dimensions	800' x 1100'
- Walls	Insulated concrete
- Columns	12" steel
- Floor slab	7" unreinforced concrete
- Roof	New roof to be completed Q4 2025
Column spacing	
- Original	45' x 47'
- Expansion	45' x 45'
Clear height	
- Original	42' 8"
- Expansion	44' 10"
Loading	Eighty-one (81) total doors
- Drive-in doors	Four (4) 12' x 14'
- Dock high loading doors with levers, locks and seals	Seventy-four (74) 8' x 10' Three (3) 8'x10' dock high doors for compactor, trash and recycling
Sprinkler	100% ESFR protected
Utilities	
- Water & sewer	Village of Chester
- Gas & electric	Orange and Rockland Utilities
Vehicle parking	350 spaces
Trailer parking	106 spaces

SITE PLAN



ACCESS & CORPORATE NEIGHBORS

47
Elizabeth Drive
Chester Industrial Park
Chester, NY



EXIT 126

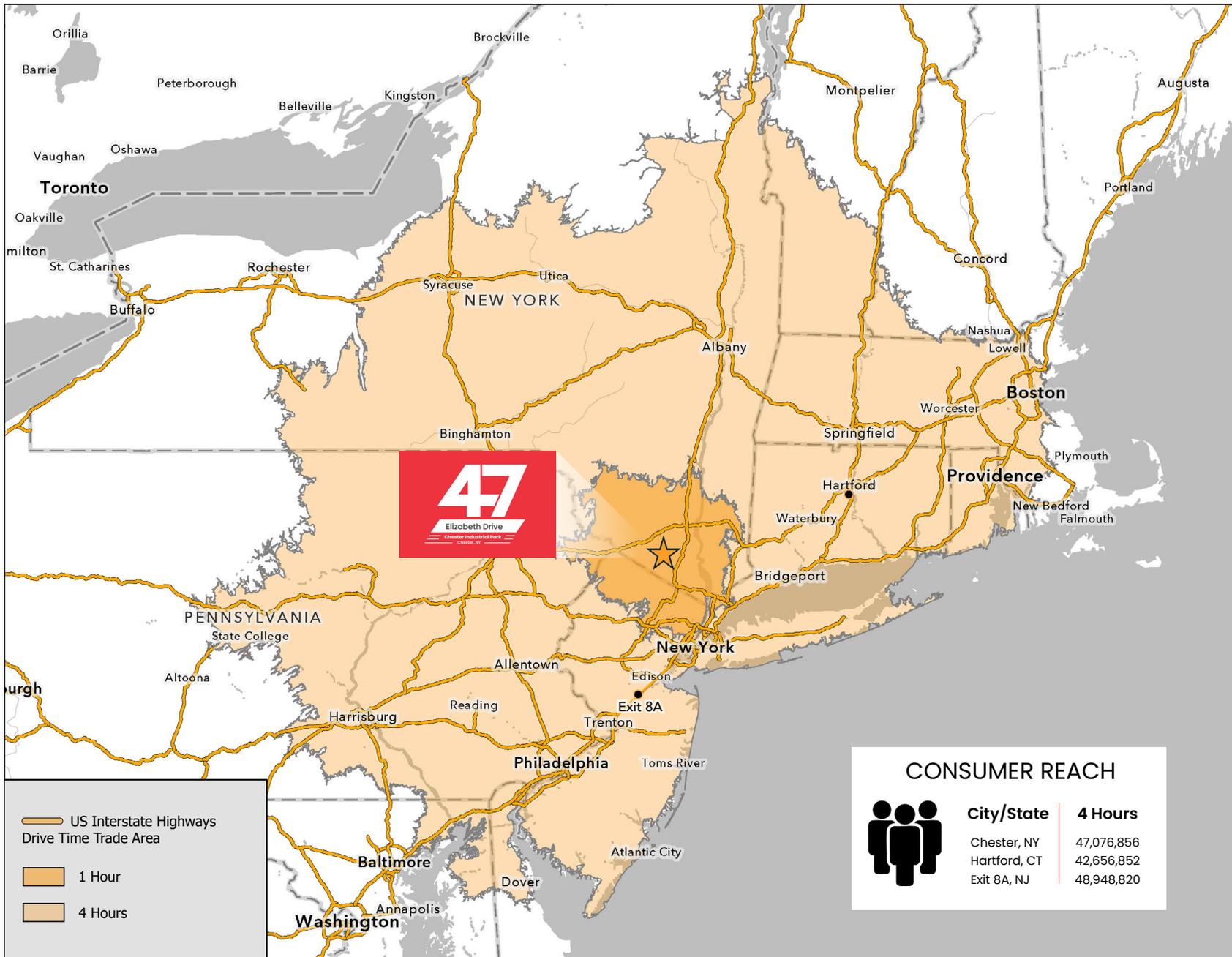


LOCATION ADVANTAGES

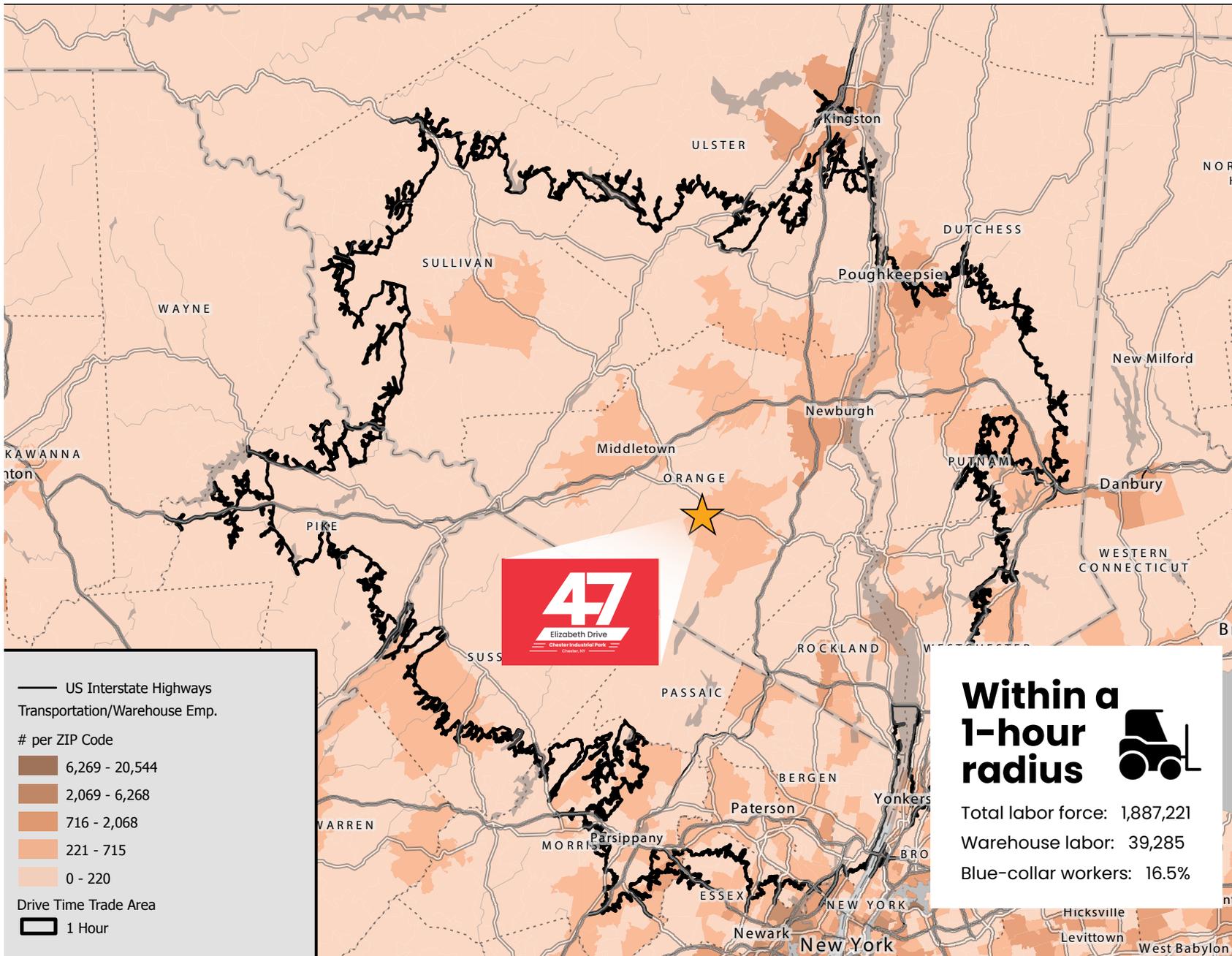
The location of 47 Elizabeth Drive offers immediate highway access along Route 6 between I-84 and I-87, sitting 12 miles west of the New York State Thruway and 38 miles from the Governor Mario M. Cuomo Bridge, bringing access to/from several points throughout the northeast.



VAST CONSUMER REACH WITHIN A 4-HOUR DRIVE



PRIME REACH TO LABOR SUPPLY & WORKFORCE



CONTACT

James M. Panczykowski
Vice Chairman
+1 551 404 8834
james.panczykowski@jll.com

Jones Lang LaSalle Brokerage, Inc.
1 Meadowlands Plaza, Suite 804
East Rutherford, NJ 07073
+1 201 528 4400



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