

FOR LEASE

878,460 SF WAREHOUSE
LOGISTICS AND DISTRIBUTION SPACE

47

Elizabeth Drive

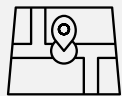
Chester Industrial Park

Chester, NY

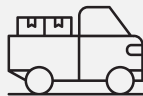
**NEW ROOF
COMPLETED
2025**



CLEAR HEIGHT
42'- 44'



IMMEDIATE
HIGHWAY ACCESS



46 MILLION+ CONSUMER REACH
WITHIN 4-HOUR DRIVE

 **JLL** | **REALTY**  **INCOME**

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.

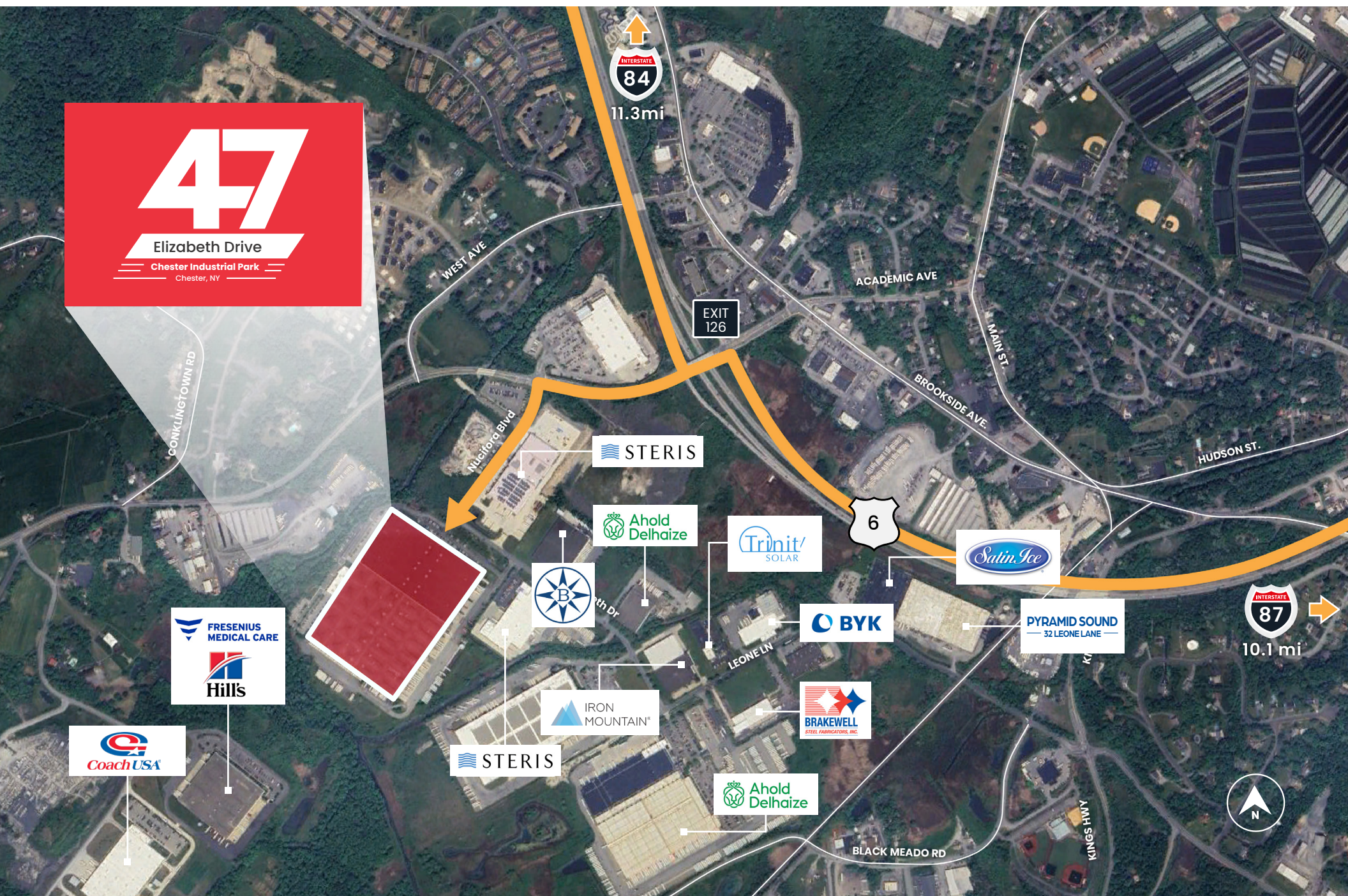


BUILDING SPECIFICATIONS	
Total space available - Warehouse - Office	871,460 SF 18,000 SF - In process of a full finishes uplift
Total acreage	50.3 acres
Year built	2001 - 536,566 SF; 2006 - expanded by 351,894 SF
Construction - Dimensions - Walls - Columns - Floor slab - Roof	800' x 1100' Insulated concrete 12" steel 7" unreinforced concrete New roof to be completed Q4 2025
Column spacing - Original - Expansion	45' x 47' 45' x 45'
Clear height - Original - Expansion	42' 8" 44' 10"
Loading - Drive-in doors - Dock high loading doors with levers, locks and seals	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
Sprinkler	100% ESFR protected
Utilities - Water & sewer - Gas & electric	Village of Chester Orange and Rockland Utilities 9,000 amp service
Vehicle parking	350 spaces
Trailer parking	106 spaces

SITE PLAN



ACCESS & CORPORATE NEIGHBORS

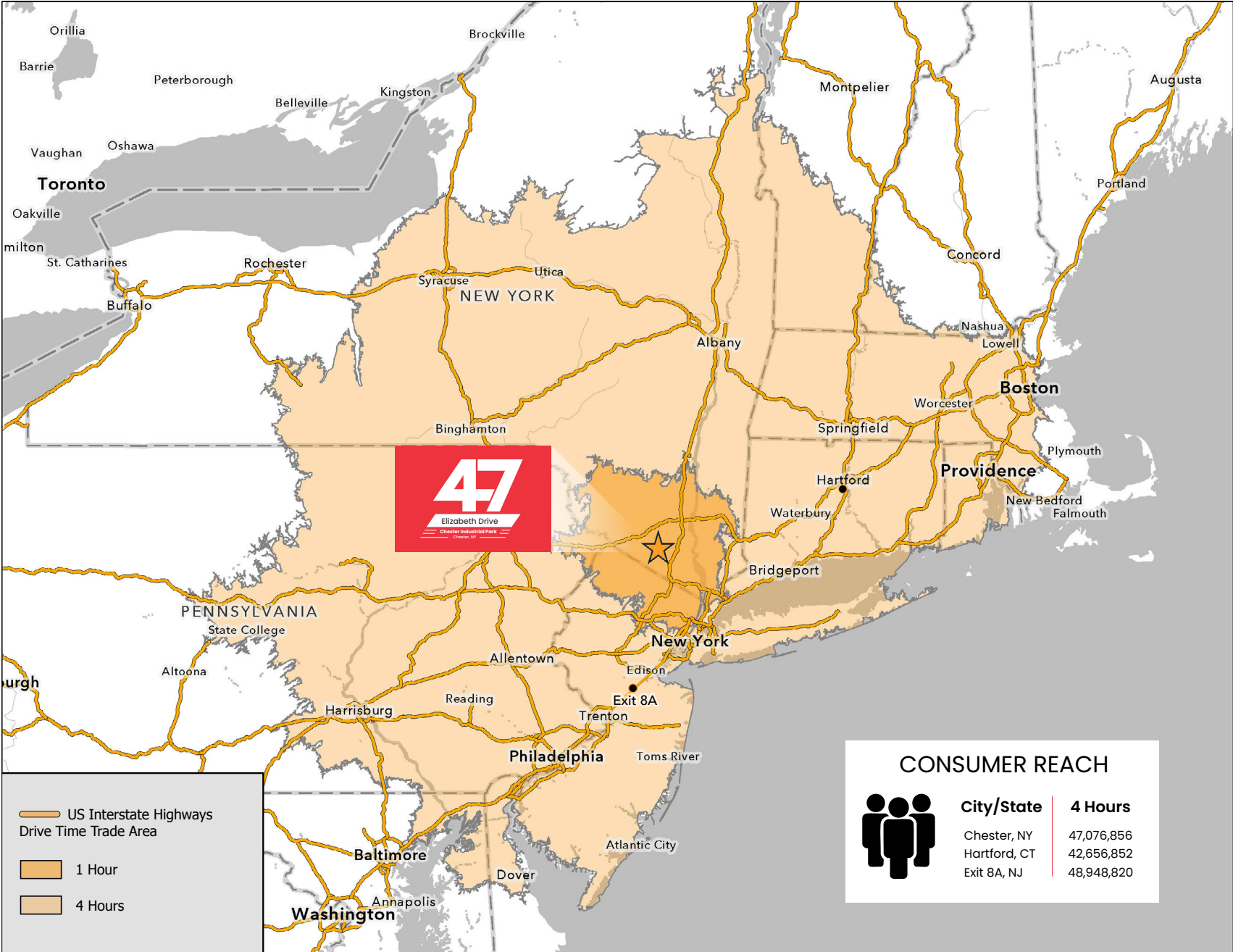


LOCATION ADVANTAGES

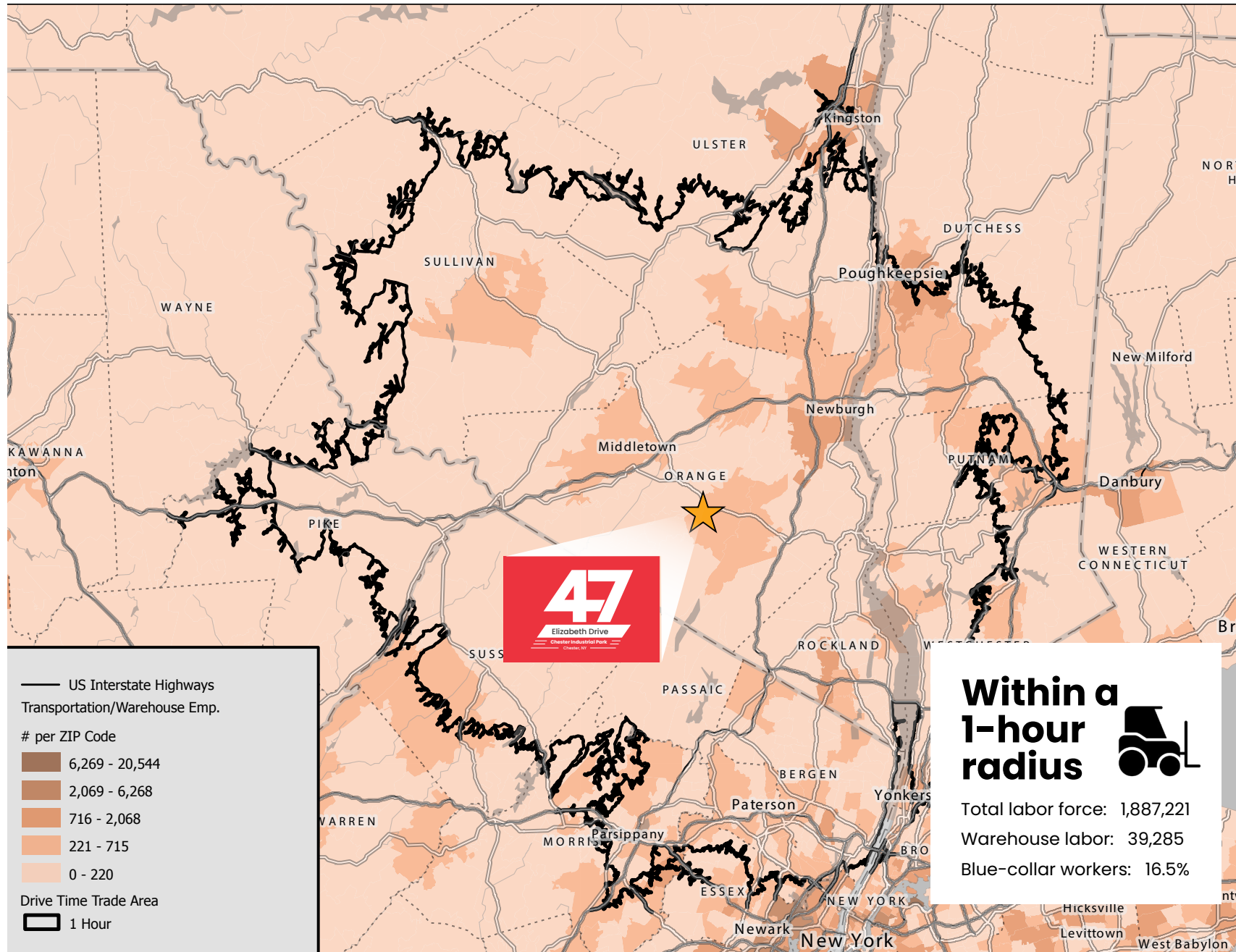
The location of 47 Elizabeth Drive offers immediate highway access along Route 6 between I-84 and I-87, sitting 12 miles west of the New York State Thruway and 38 miles from the Governor Mario M. Cuomo Bridge, bringing access to/from several points throughout the northeast.



VAST CONSUMER REACH WITHIN A 4-HOUR DRIVE



PRIME REACH TO LABOR SUPPLY & WORKFORCE



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