

**I-84**

**ORANGE  
COUNTY  
LOGISTICS  
CENTER**

Montgomery, New York  
CONSTRUCTION COMPLETE – 146,075 SF  
IMMEDIATELY AVAILABLE  
FOR LEASE

[Watch on Vimeo](#)

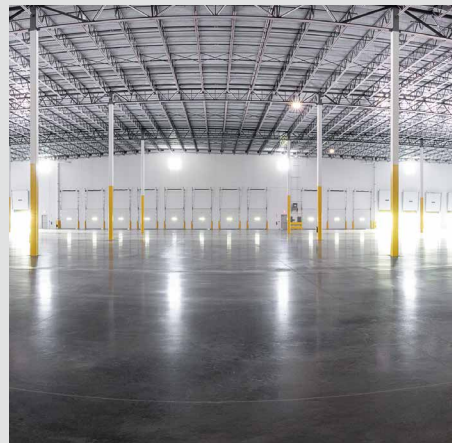
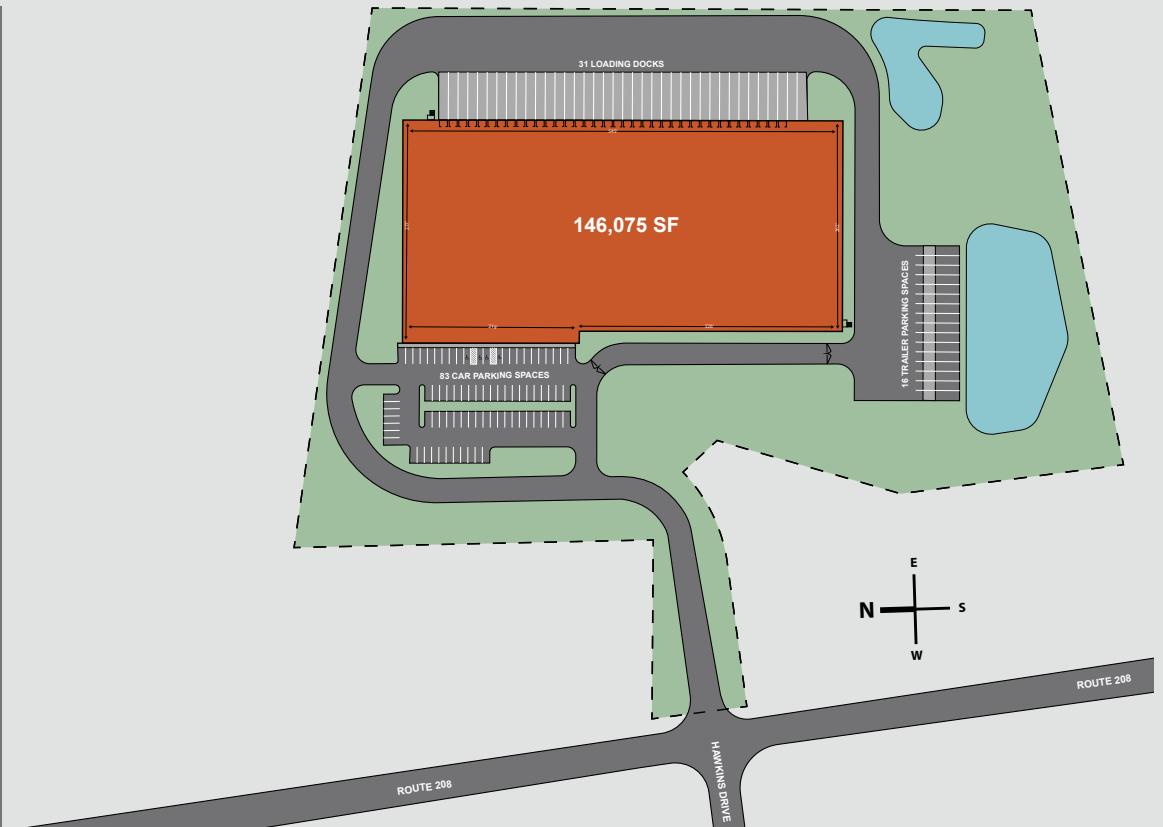
[View on Google Maps](#)



# SITE PLAN & BUILDING SPECIFICATIONS

## SPECIFICATIONS

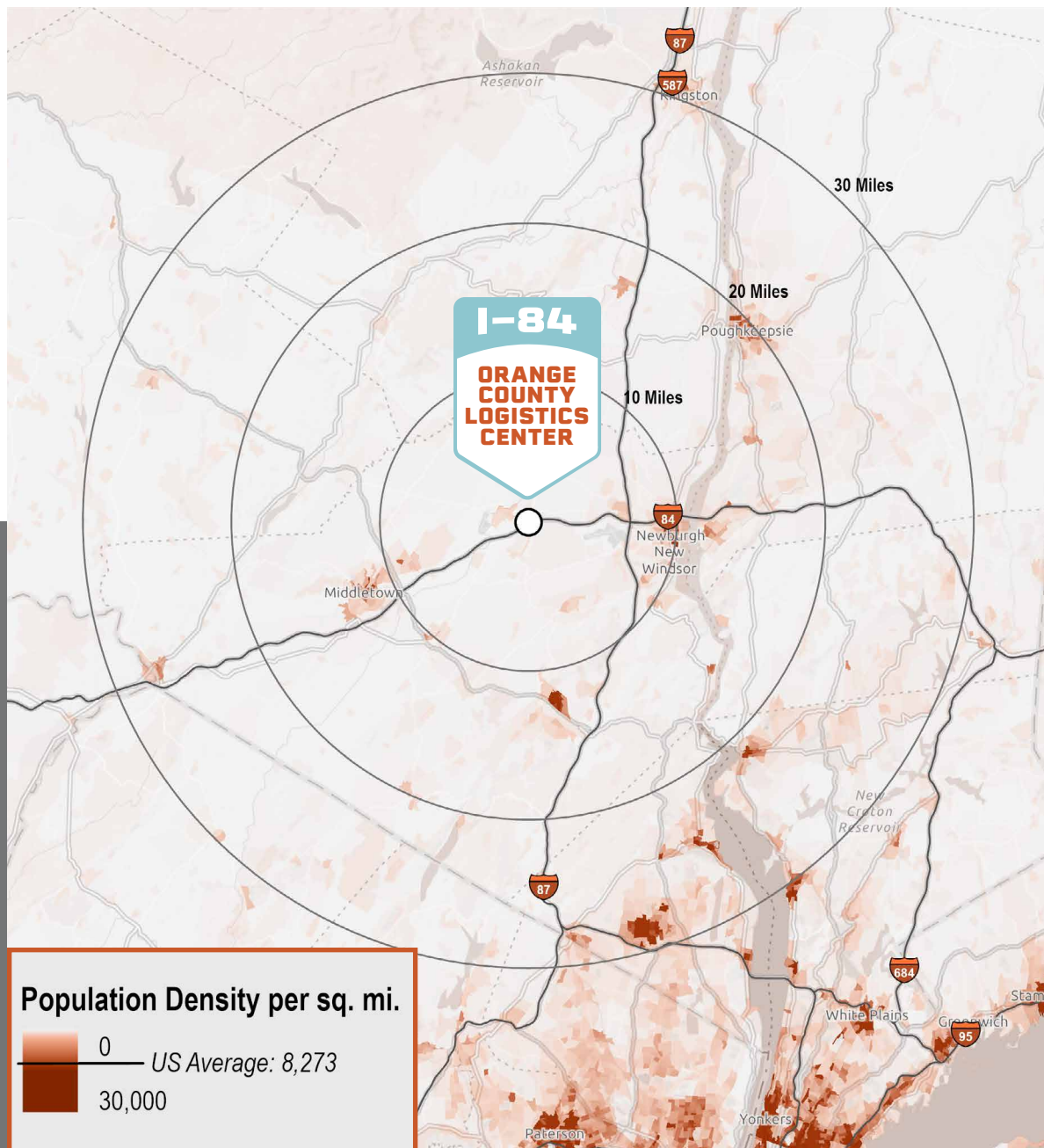
- Building Size: 146,075 SF
- Office Size: 3,000 SF
- Acreage: 13.6 acres
- Ceiling Height: 36' clear
- Column Spacing: 54' x 60'
- Dock Doors: 31 docks at 13'-6" on center
- Drive Ins: Two (2)
- Trailer Parking: 16 spaces
- Car Parking: 83 spaces
- Lighting: LED
- Floor Thickness: 7" fiber reinforced 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



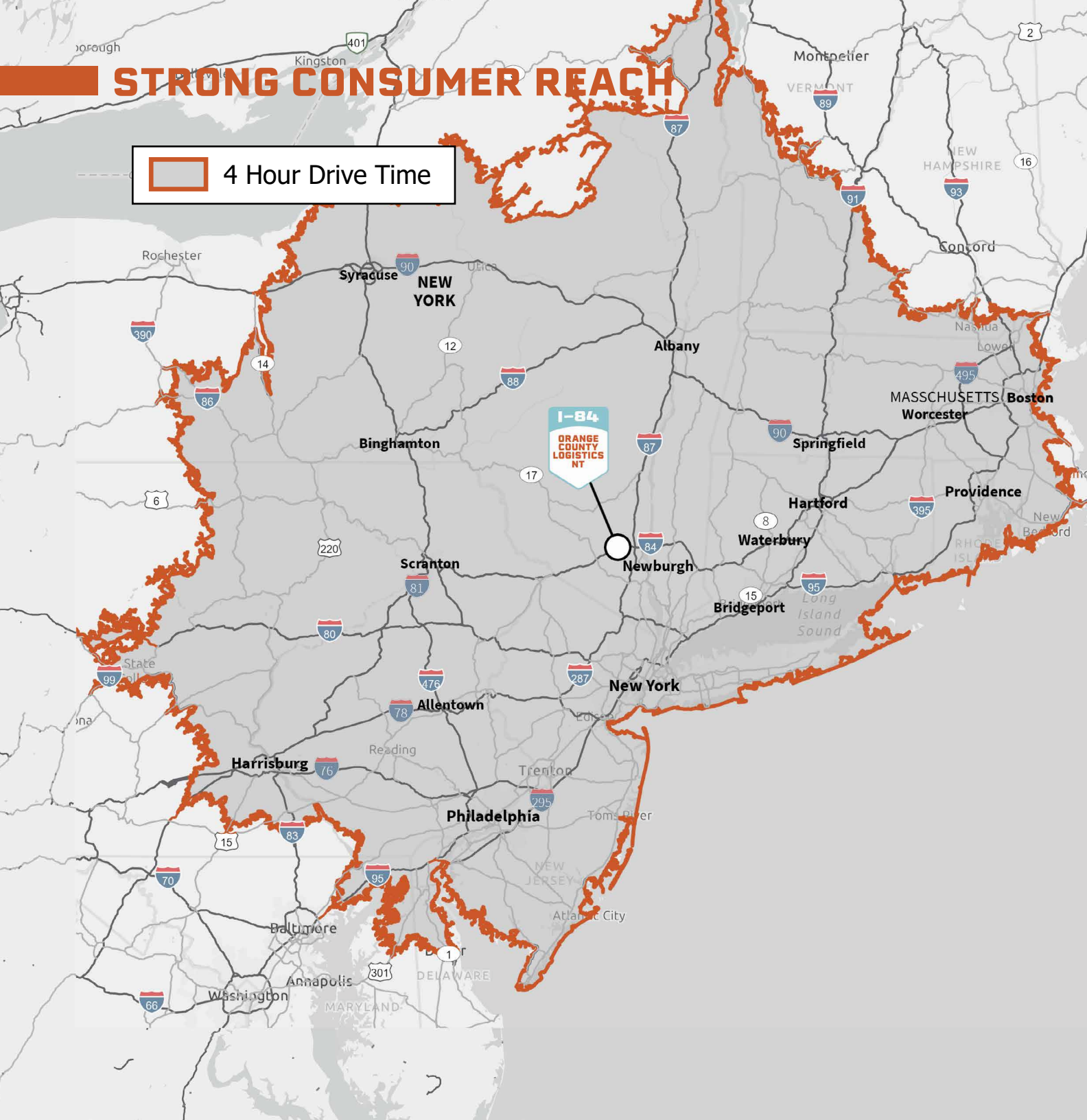
# EXCEPTIONAL LABOR, SUPPLY AND WORKFORCE



## DEMOGRAPHICS

| Distance                                        | 10 Miles | 20 Miles | 30 Miles  |
|-------------------------------------------------|----------|----------|-----------|
| 2024 Total Population                           | 162,925  | 599,450  | 1,341,939 |
| 2024 Civ Pop 16+/Labor Force                    | 85,280   | 300,973  | 684,834   |
| Warehouse Labor                                 | 6,983    | 17,772   | 38,532    |
| 2024 Median Household Income                    | \$95,593 | \$92,178 | \$99,500  |
| 2024 Civ Pop 16+/Labor Force                    | 85,280   | 300,973  | 684,834   |
| Percent Warehouse Labor                         | 8.2%     | 5.9%     | 5.6%      |
| 2024 Unemployment Rate (2024)                   | 5.10%    | 5.10%    | 5.20%     |
| Median Hourly Warehouse Earnings (US = \$19.53) | \$21.10  | \$20.64  | \$20.59   |
| Cost of Living Index                            | 106      | 109      | 113       |
| % Blue Collar                                   | 21%      | 19%      | 17%       |

# 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.

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