

LAND SITE

FOR SALE

 CUSHMAN & WAKEFIELD

 Pyramid Brokerage Company



PREMIER LOCATION



525-555 Landmark Drive
Congers, New York

3.42 ACRE SITE AVAILABLE

INDUSTRIAL DEVELOPMENT SITE



Ideal Site For Last Mile, Cold Storage, & Investment Property



Premier Location & NYC Within Easy Reach



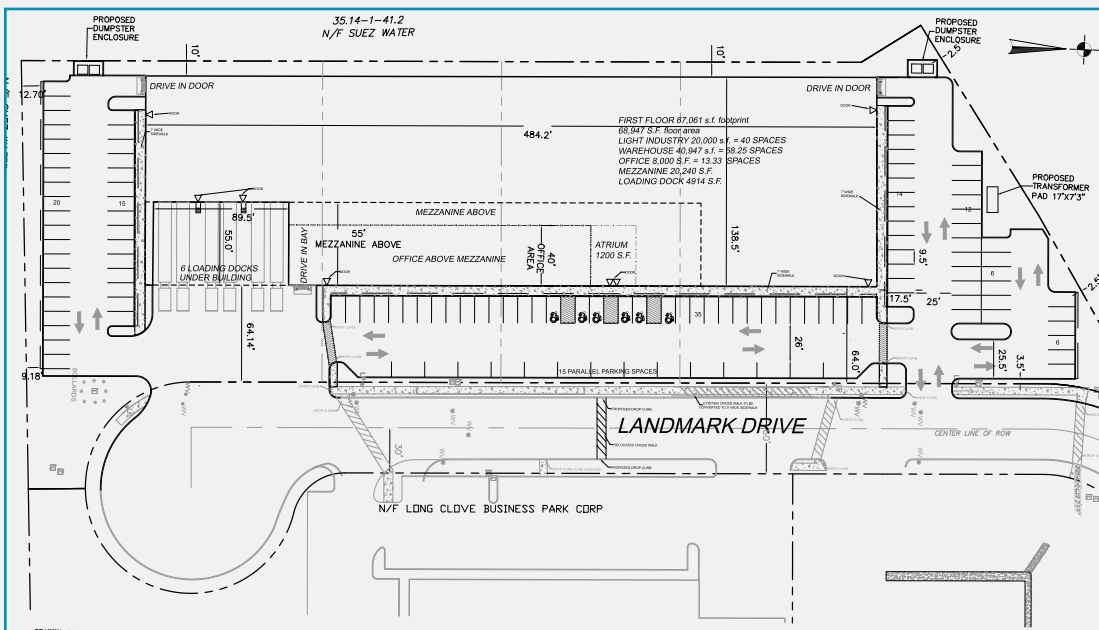
'M' Zoned property with high land-use efficiency

PROPERTY OVERVIEW

Acreage	3.42 Acres
Zoning	'M' Industrial
Power	400-amp, 3-phase transformer installed with heavy industrial underground service.
Communications	Duplexed fiber optic cabling installed
Utilities	Gas, Water, Sewer: All municipal services available on-site



Concept Plan approved for a high-cube (45' clear) industrial building of up to nearly 90,000 SF of floor area; ample required vehicle parking; and, efficient ingress and egress for tractor/trailer freight management.



CONCEPT PLAN:

- 45' clear height
- 67,000+ SF (up to nearly 90,000 SF useable floor space).
- Fully engineered stormwater management system tied into the town's MS4 system.
- New 40-ft public roadway with curbs, sidewalks, and fire hydrants.
- Cleared and graded site.

[View Plan HERE](#)

PREMIER LOCATION

A premier location that is directly off of Route 304 and 9W. This property is uniquely located to provide a broad supply chain solution for New York, Northern Jersey and NYC and is well positioned for any last mile ecommerce use.

Route 304	0.5 mi
Route 9W	0.8 mi
I-287	6.5 mi
Palisades Parkway	7.8 mi
Cuomo Bridge	9.5 mi
Midtown Manhattan	35 mi



55 Minutes
to Newark Airport



60 Minutes
to Port of Newark



60 Minutes
to Midtown NYC





SOUTH END, FACING NORTHWEST



NORTH END, FACING SOUTHWEST

525-555 LANDMARK
CONGERS, NY

CONTACT US

Jeff Volpi

Senior Director

+1 201 736 8381

jeff.volpi@cushwake.com

James DeSimone, SIOR

Director of Sales, Pyramid Brokerage Company

+1 845 596 9092

jdesimone@pyramidbrokerage.com

©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.



**Pyramid Brokerage
Company**



**CUSHMAN &
WAKEFIELD**