

WAREHOUSE

# FOR SUBLEASE



PREMIER LOCATION



**618 Corporate Way**  
Valley Cottage, New York

**40,000 SF AVAILABLE**

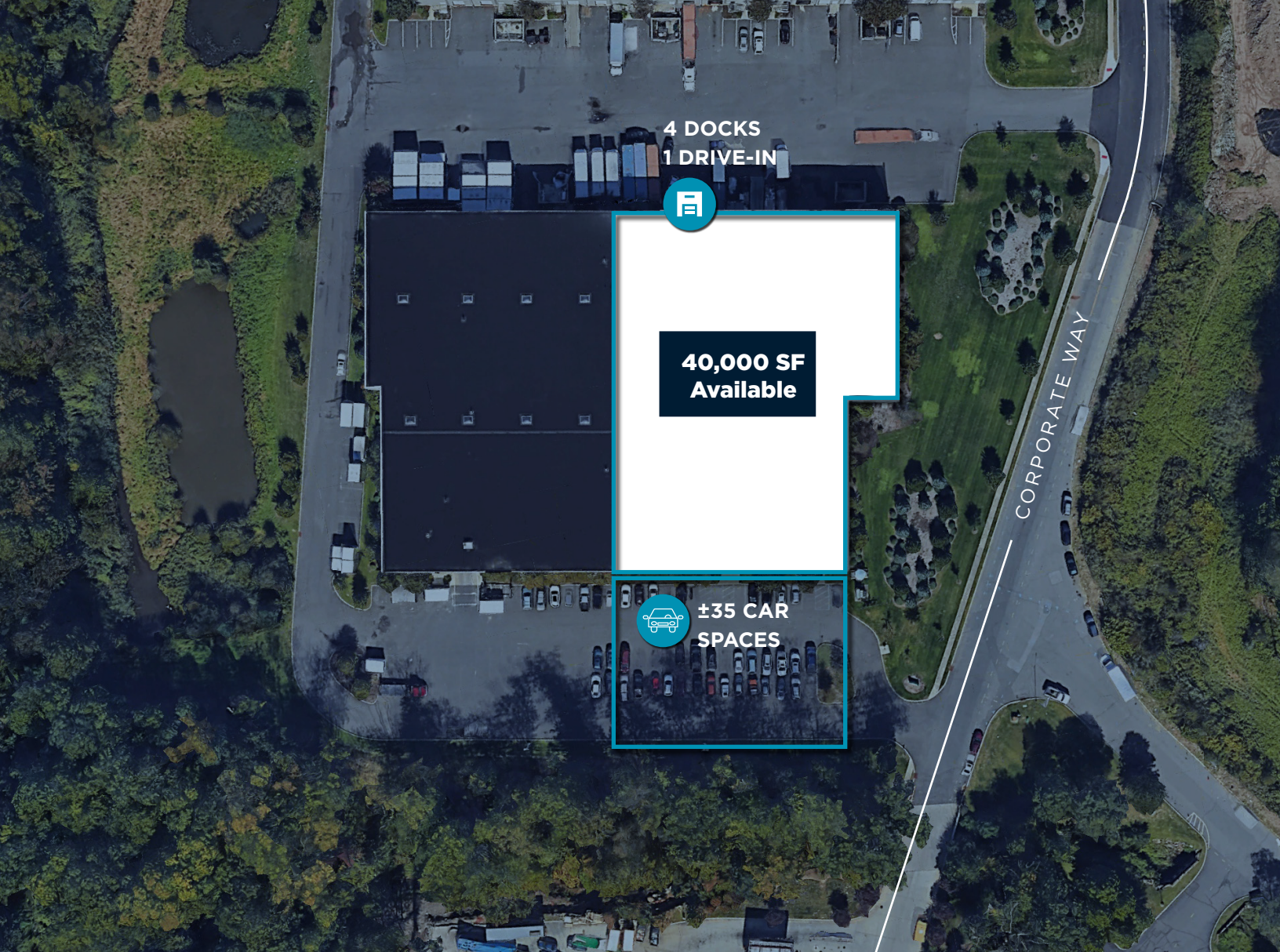
**SUBLEASE THROUGH 12/2033**



Close Proximity  
to I-287, Palisades  
Parkway, & Rt 9W



Prime New York  
Location



4 DOCKS  
1 DRIVE-IN



40,000 SF  
Available



±35 CAR  
SPACES

CORPORATE WAY

# PROPERTY OVERVIEW



Sublease Term:  
Through 12/2033



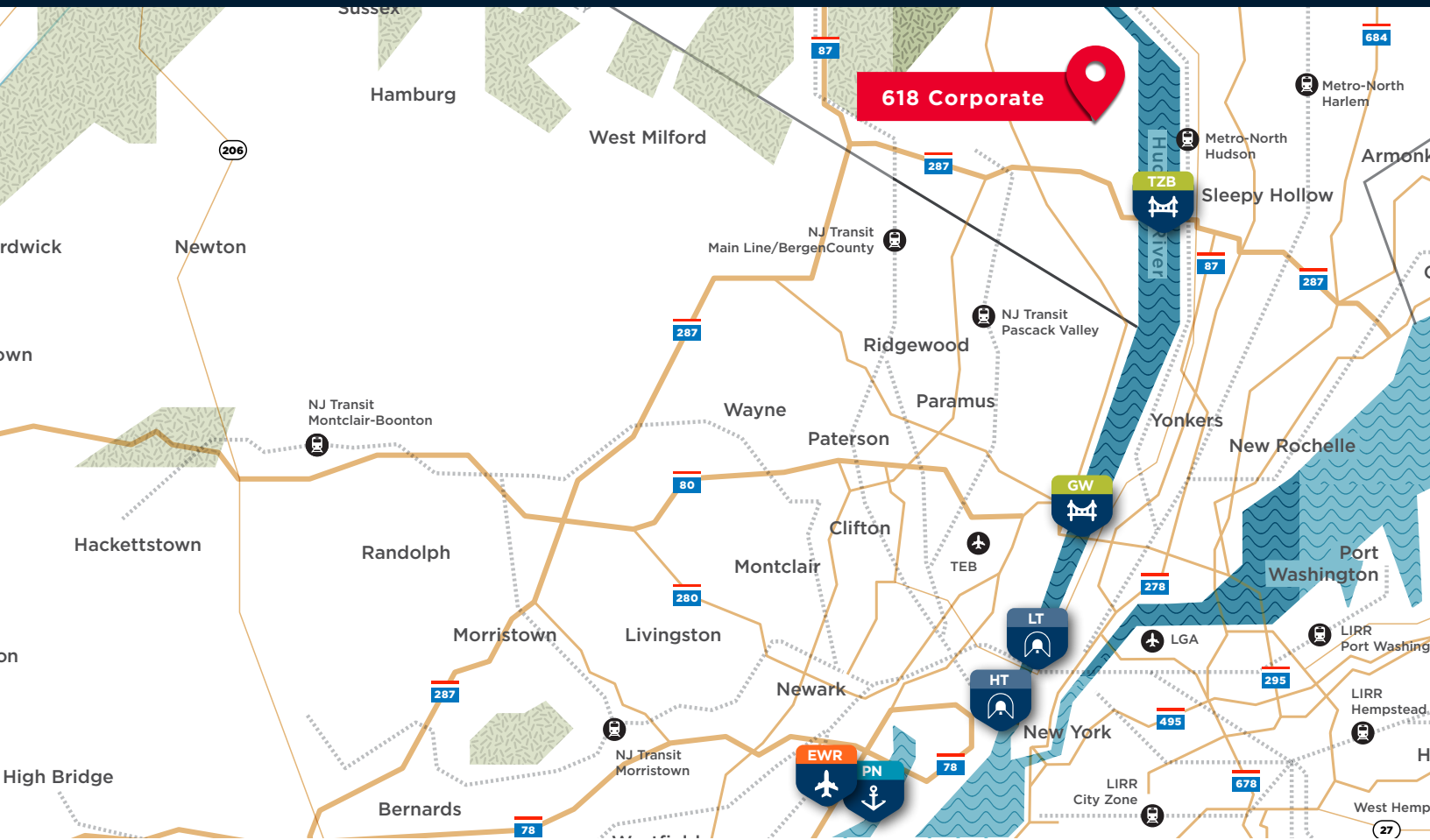
Ample Parking

Available SF	40,000 SF
Total SF	85,790 SF
Acreage	8.6 Acres
Year Built	2008
Clear Height	30'
Loading	4 Loading Docks 1 Drive-In
Parking	±35 Car Spaces
Column Spacing	50'x50'
Power	480a
Sprinkler	ESFR

# PREMIER LOCATION

A premier location that is directly off of I-287 and Route 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 9W	2.5 mi
I-287	2.7 mi
Palisades Parkway	5.0 mi
Tappan Zee Bridge	5.0 mi
I-87	14 mi
GW Bridge	24 mi
Newark Airport	40 mi
Port Newark/Elizabeth	45 mi



**45 Minutes**  
to Newark Airport



**55 Minutes**  
to Port of Newark



**45 Minutes**  
to Midtown NYC





618 CORPORATE WAY  
VALLEY COTTAGE, NY

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