

# AVAILABLE FOR SUBLEASE AT A BELOW MARKET RATE

618 Corporate Way, Valley Cottage, NY 10989  
Up to 29,400 SF Available on a 1-3 Year Term



Rare Outdoor Storage Opportunity

Call 312-212-0933 Now for More Information



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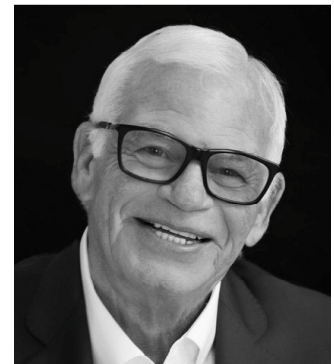


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## AVAILABLE FOR SUBLEASE AT A BELOW MARKET RATE

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Up to 29,400 SF Available on a 1-3 Year Term



- Asking Rate of \$17.99 PSF NNN
- TICAM of \$2.59 PSF
- Up to 29,400 SF Available
- 30' Clear Ceiling Height
- Advanced ESFR Sprinkler Heads
- 10 Loading Docks
- Oversized (20' x 20') Drive-in doors
- Heavy 480a/280v 3p Power
- Rare Outdoor Storage Opportunity

### BUILDING SPECIFICATIONS





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Up to 29,400 SF Available on a 1-3 Year Term



- 31 Miles to LaGuardia Airport
- Excellent access to I-287 and State Highway 9W
- 28 Miles from Manhattan
- Average Household Income of \$148,659 within a 10-mile radius

