



LINCOLN LOGISTICS
@ Rockland

New Warehouse Distribution Center

+/-220,000 SF on 23 Acres Located in Rockland County

Corporate Way, Valley Cottage, NY

UNDER CONSTRUCTION

DELIVERY Q4 2023





LINCOLN LOGISTICS
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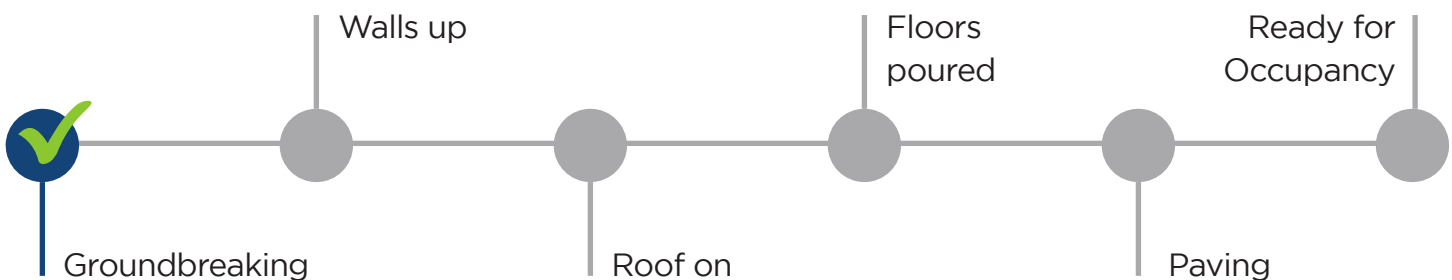
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A one of a kind opportunity, Lincoln Logistics @ Rockland is a new industrial development located at Corporate Way in Rockland County, NY. The state-of-the-art construction will feature superior loading, wide column spacing and energy-efficient LED lighting.

- +/- 220,000 square feet on 9 acres
- 36' clear ceiling height
- 34 loading docks
- 2 drive-in doors
- ESFR sprinkler system
- 54' x 40' column spacing
- 60' speed bay
- 41 trailer stalls
- 123 car spaces (70 banked spaces)
- 5% offices, build-to-suit
- Gas heating
- 2,000 amp electrical service
- Q3 2023 delivery
- Site can be secured
- Additional parking available





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SITE PLAN





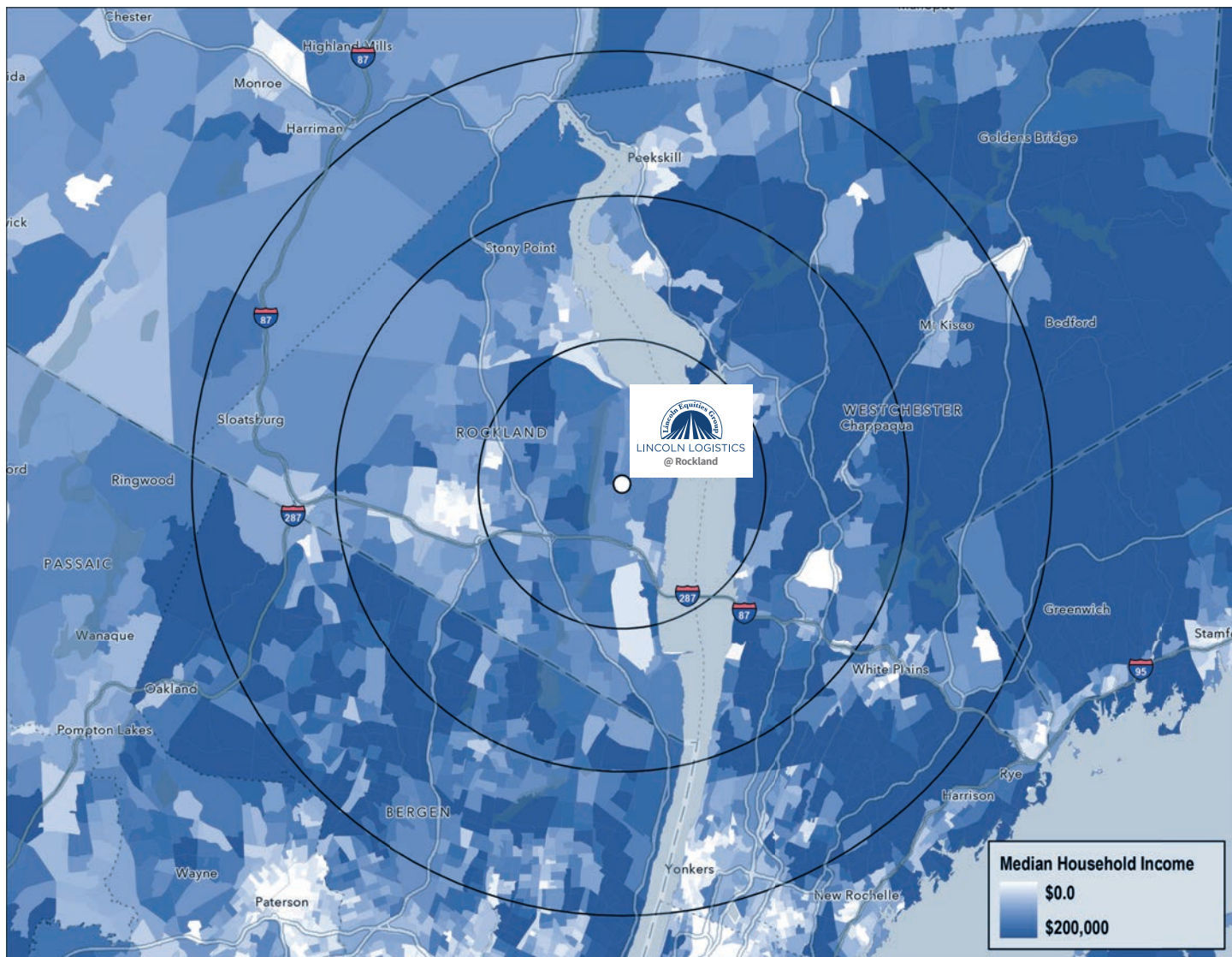
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HOUSEHOLD INCOME MAP



5 Miles

Median Household Income **\$118,781**

10 Miles

Median Household Income **\$123,510**

15 Miles

Median Household Income **\$122,860**



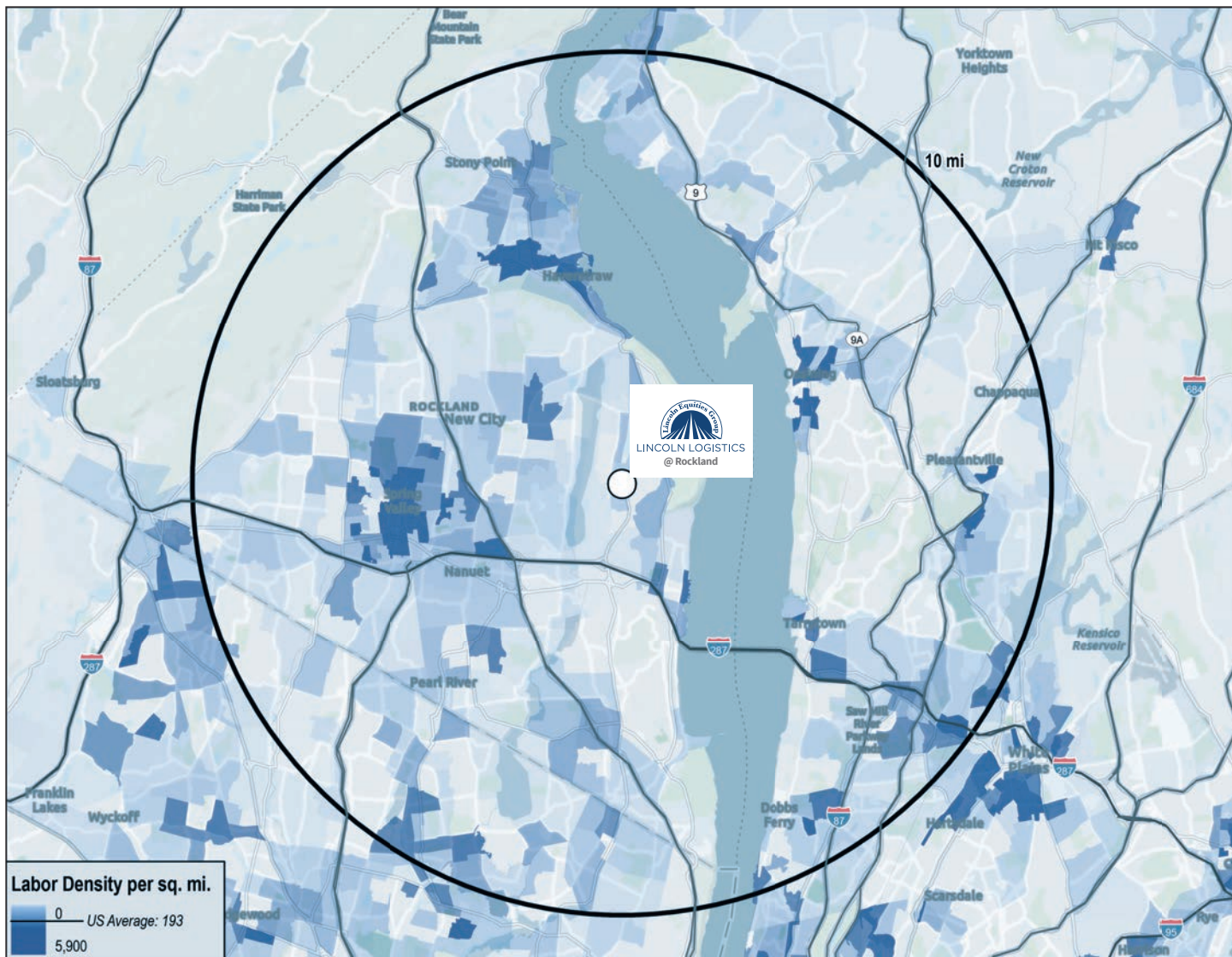
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LABOR MAP



5 Miles

Transportation/
Warehouse labor: **3,043**

Median hourly wages: **\$19.65**
(US is **\$17.13**)

Labor/Total Population: **2.0%**
(US is **2.7%**)

% Blue-Collar Labor: **14%**
(US is **22%**)

Unemployment Rate: **3.1%**
(US is **3.4%**)

10 Miles

Transportation/
Warehouse labor: **10,612**

Median hourly wages: **\$19.56**
(US is **\$17.13**)

Labor/Total Population: **1.8%**
(US is **2.7%**)

% Blue-Collar Labor: **13%**
(US is **22%**)

Unemployment Rate: **3.3%**
(US is **3.4%**)

15 Miles

Transportation/
Warehouse labor: **26,668**

Median hourly wages: **\$19.42**
(US is **\$17.13**)

Labor/Total Population: **2.0%**
(US is **2.7%**)

% Blue-Collar Labor: **12%**
(US is **22%**)

Unemployment Rate: **3.5%**
(US is **3.4%**)



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LOCAL ACCESS





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LOCATION HIGHLIGHTS

 **Interstate 287**
2.5 miles

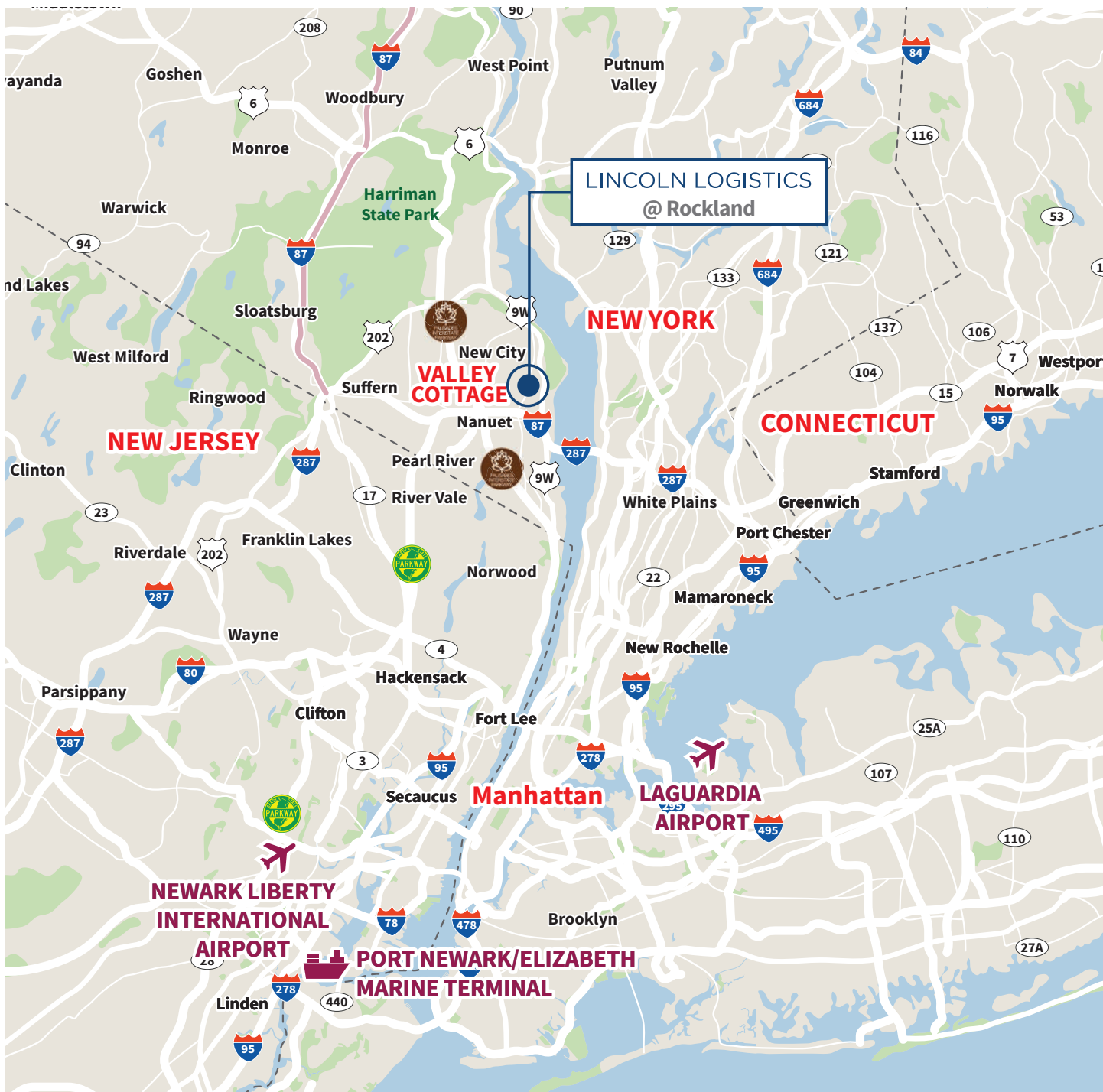
 **LaGuardia Airport**
35.5 miles

 **Newark Liberty International Airport**
41.1 miles

 **Palisades Interstate Parkway** 4.6 miles

 **JFK International Airport** 42.1 miles

 **Port Newark/Elizabeth**
41.1 miles



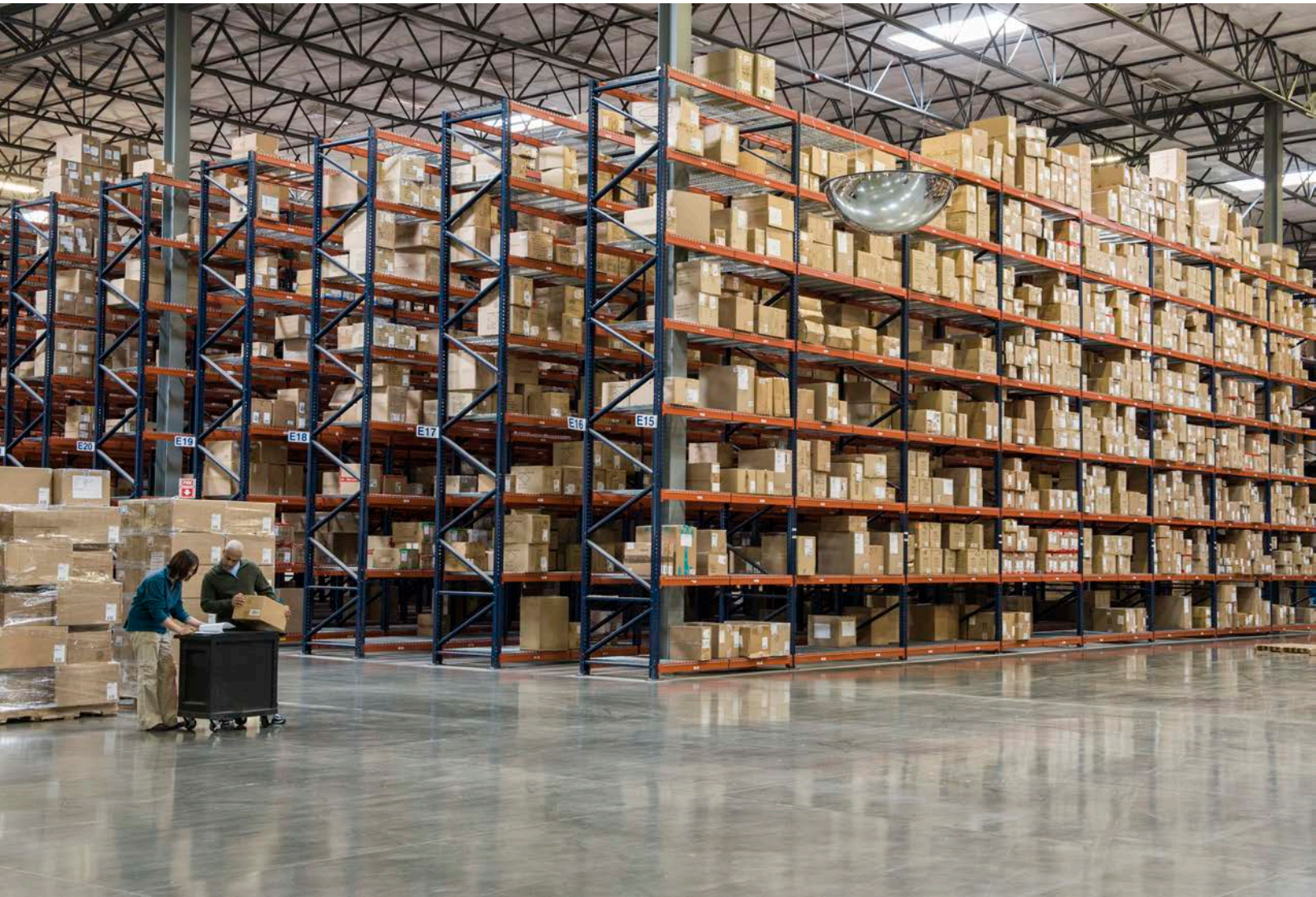


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