



LINCOLN LOGISTICS
@ Rockland

625 Corporate Way,
Valley Cottage, NY

+/- 220,000 SF CLASS A INDUSTRIAL WAREHOUSE



AVAILABLE IMMEDIATELY

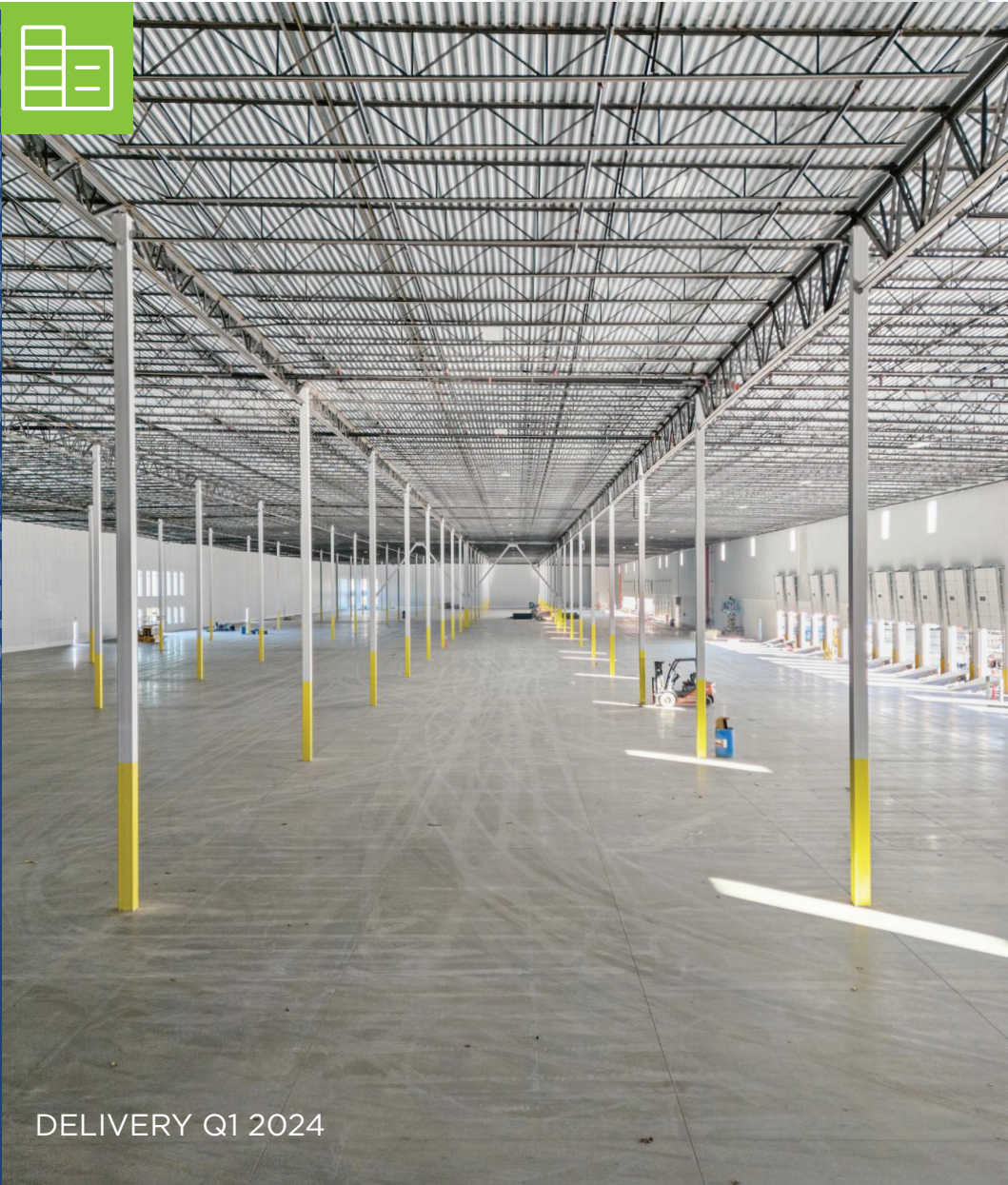
www.LincolnLogisticsRockland.com





LINCOLN LOGISTICS @ Rockland

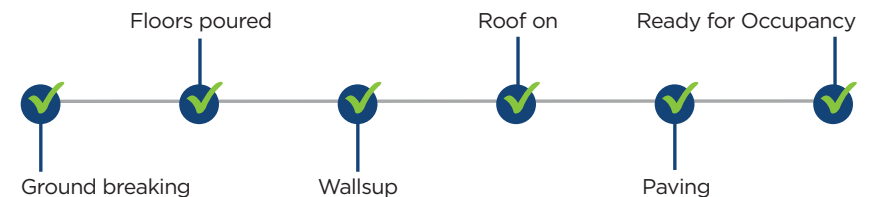
BUILDING SPECIFICATION



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.

AVAILABLE SPACE	+/- 220,000 square feet on 9 acres
OFFICE SPACE	5% offices, build-to-suit
CEILING HEIGHT	36' clear
COLUMN SPACING	54' x 40'
SPEED BAY	60'
LOADING DOCKS	34 loading positions
DRIVE-INS	2 doors
TRAILER PARKING	41 spaces (12 landbanked spaces)
CAR PARKING	123 spaces (124 landbanked spaces) Additional parking available
SPRINKLERS	ESFR
POWER	2,000 amp
HEATING	Gas

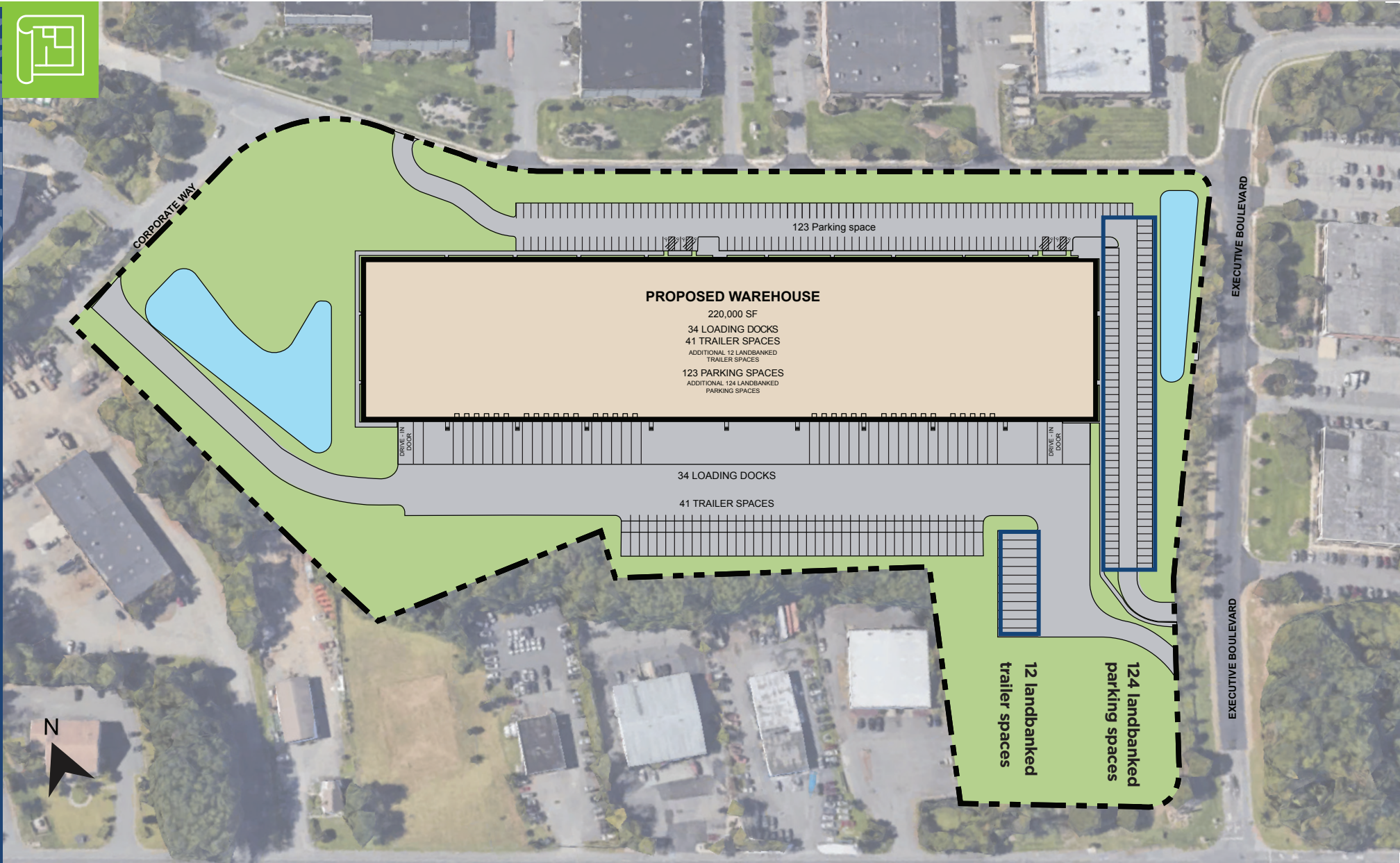
DELIVERY Q1 2024





LINCOLN LOGISTICS
@ Rockland

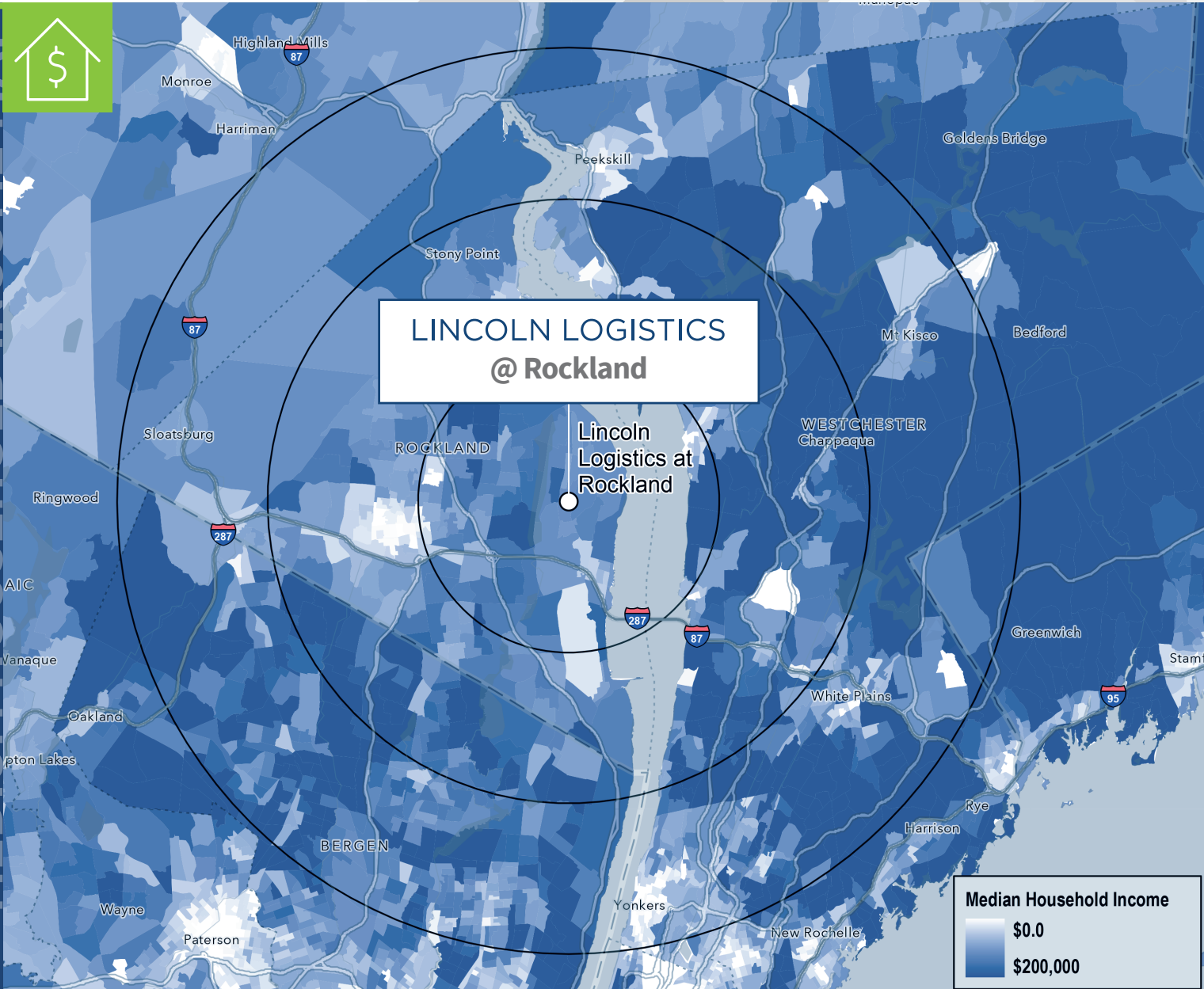
SITE PLAN





LINCOLN LOGISTICS
@ Rockland

MEDIUM HOUSEHOLD INCOME MAP



5
Miles

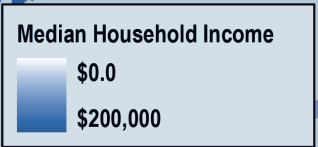
\$118,781

10
Miles

\$123,510

15
Miles

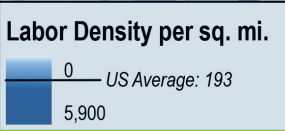
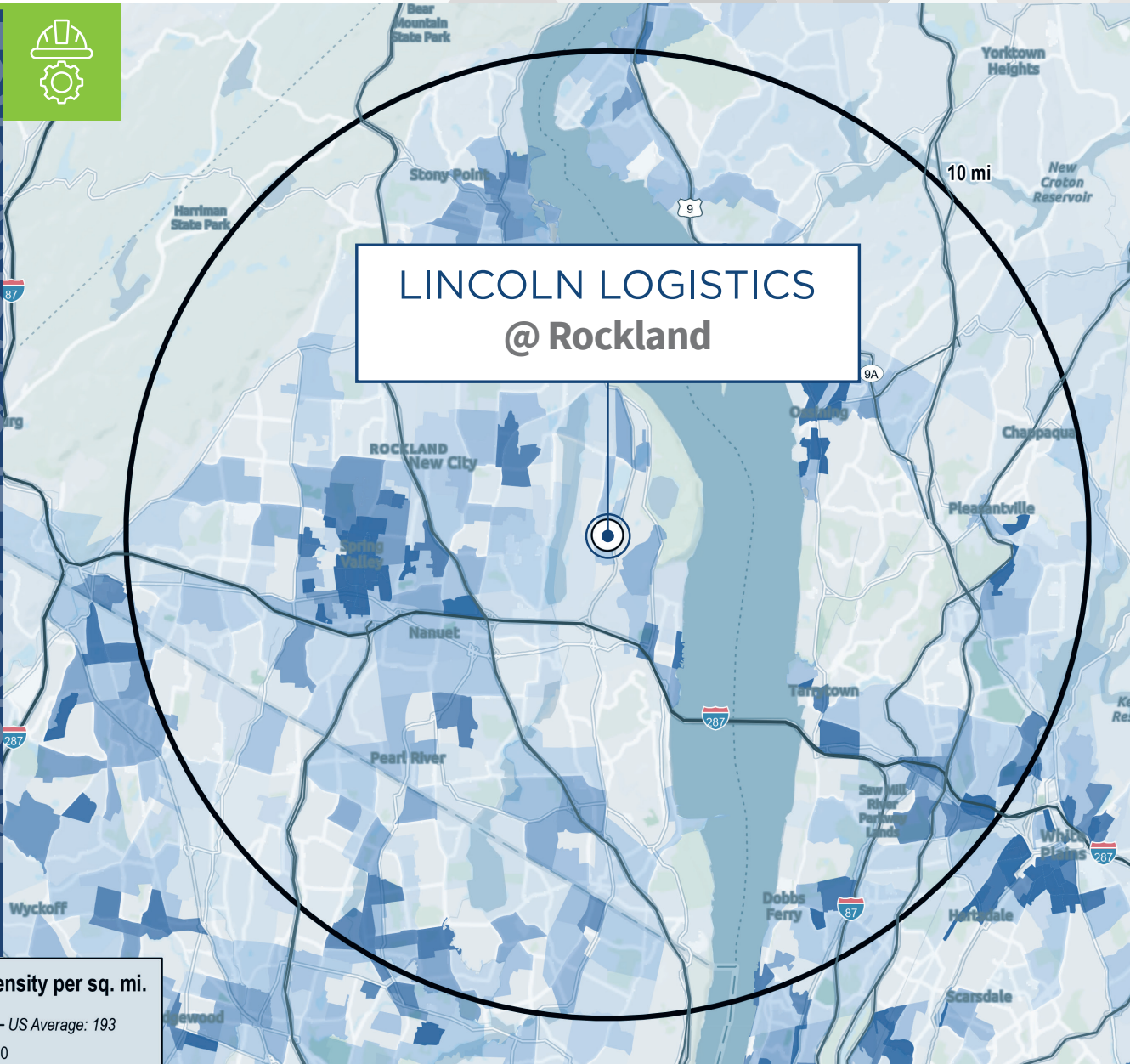
\$122,860





LINCOLN LOGISTICS @ Rockland

LABOR SUPPLY & WORKFORCE



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%**)



LINCOLN LOGISTICS
@ Rockland

LOCAL ACCESS



Westbound

Towards Northern NJ &
Port Newark

LINCOLN LOGISTICS
@ Rockland

Eastbound

Towards NYC

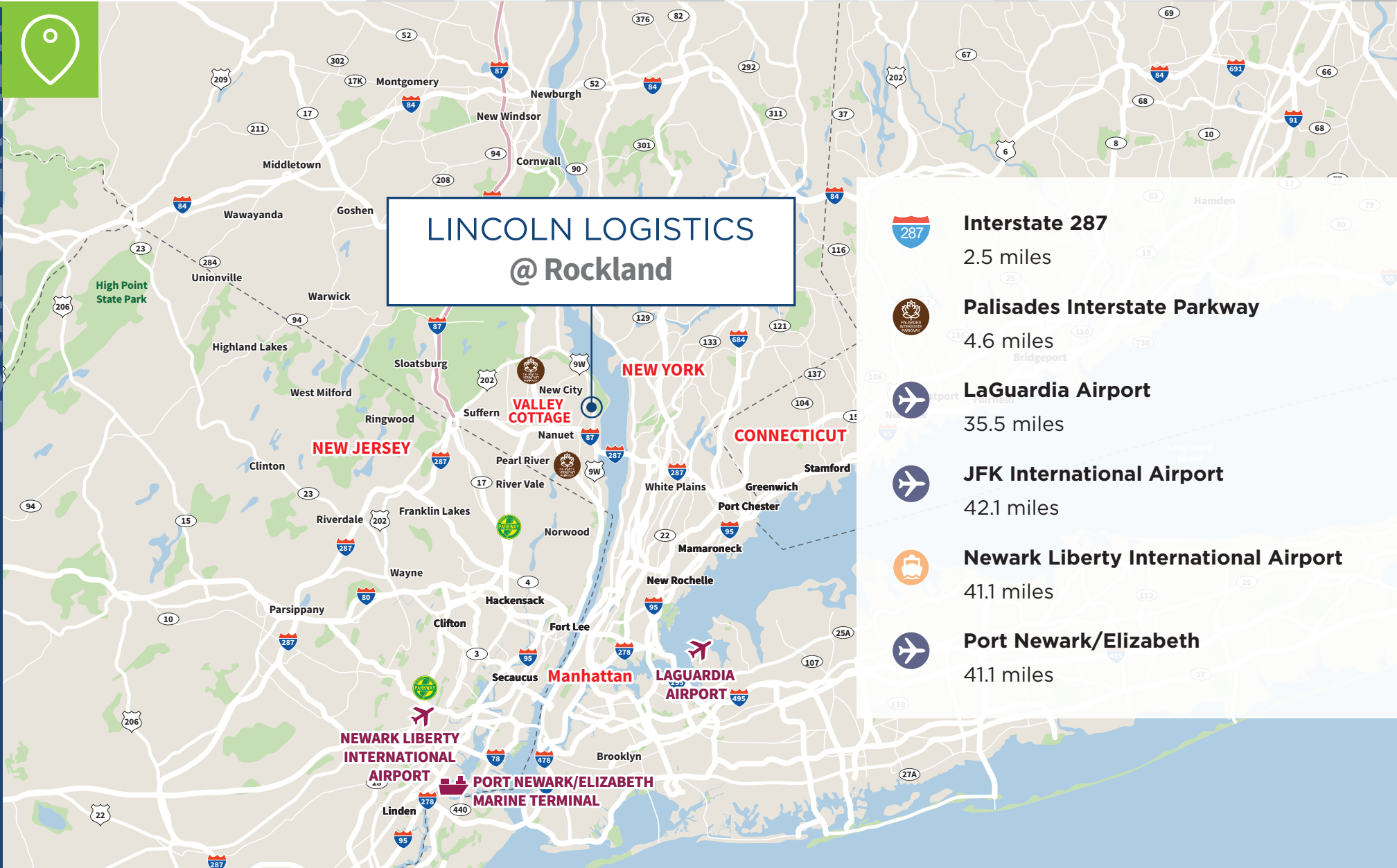
Governor Mario
M. Cuomo Bridge





LINCOLN LOGISTICS
@ Rockland

LOCAL OVERVIEW



LINCOLN LOGISTICS
@ Rockland



Interstate 287

2.5 miles



Palisades Interstate Parkway

4.6 miles



LaGuardia Airport

35.5 miles



JFK International Airport

42.1 miles



Newark Liberty International Airport

41.1 miles



Port Newark/Elizabeth

41.1 miles



LINCOLN LOGISTICS
@ Rockland



James M. Panczykowski

+1 551 404 8834

james.panczykowski@jll.com

Dean Brody

+1 201 528 4410

dean.brody@jll.com

Ignatius Armenia

+1 201 528 4419

ignatius.armenia@jll.com



Jones Lang LaSalle

1 Meadowlands Plaza

East Rutherford, NJ 07073

For over 200 years, JLL (NYSE: JLL), a leading global commercial real estate and investment management company, has helped clients buy, build, occupy, manage and invest in a variety of commercial, industrial, hotel, residential and retail properties. A Fortune 500® company with annual revenue of \$20.9 billion and operations in over 80 countries around the world, our more than 105,000 employees bring the power of a global platform combined with local expertise. Driven by our purpose to shape the future of real estate for a better world, we help our clients, people and communities SEE A BRIGHTER WAY™. JLL is the brand name, and a registered trademark, of Jones Lang LaSalle Incorporated. For further information, visit jll.com.