

# 6 WAREHOUSE LANE

Elmsford, NY



SUBLEASE: TRUCK TERMINAL | CROSS-DOCK | 22 LOADING POSITIONS

**Colliers**  
INTERNATIONAL

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## SPACE FEATURES

Cross-Dock Facility | 22 Dock doors | Gated Facility

Building Type ..... Cross-Dock Truck Terminal

Dock-High Positions ..... 22

Availability ..... Immediate

Offices ..... 500 SF Office & Conference Room

Trailer and Car Parking ..... 9 tractor stalls  
 5 - 53' trailer  
 7 - 29' trailer  
 9 - Car Parking

Ceiling Height ..... 11'7" Clear

Parcel ID ..... 7.180-52-19

Zone ..... LI (Light Industrial)

Sprinkler System ..... Yes

Dock Equipment ..... Manual Levelers and Bumpers

Location ..... Half-mile North of  
 Elmsford I-287 Entrance





**6 Warehouse Lane to:**

- Tappan Zee Bridge: 3 Miles
- G.W. Bridge: 19 Miles
- Midtown Tunnel: 27 Miles
- LaGuardia Airport: 27 Miles
- JFK International: 33 Miles
- Newark International: 42 Miles

## LABOR FORCE DEMOGRAPHICS

Labor Force Summary	5 mile	10 mile	15 mile
Total Employees	141,757	409,226	911,711
Total Residential Population	180,254	733,715	2,226,325

Labor Force by Industry	5 mile	10 mile	15 mile
Warehouse & Transportation	3,417	12,085	25,597
Wholesale Trade	5,411	16,937	31,249



**56,846**

Transportation & wholesale trade employees within a 15-mile radius



**\$18.22**

Hourly wage for transportation workers in the Hudson Valley



**12,000,000 +**

Easy access to over 12 million consumers within a 30-mile radius

