

LOCATE YOUR COMPANY IN CLARKSTOWN, NEW YORK

UNIQUE INDUSTRIAL DEVELOPMENT SITE FOR SALE

SITE CONCEPT PHOTO



**Brown
Harris
Stevens** | Commercial
Real Estate

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WHY LANDMARK CORPORATE PARK IS UNIQUE

- LOCATION-METRO NEW YORK/NEW JERSEY AREA
- PERMITTED USES
- MARKET DEMAND – LACK OF EQUIVALENT ALTERNATIVES
- BUILDABLE LAND YIELD
- READINESS FOR USE
- SHIPPING COSTS
- IMPORT /EXPORT ACCESSIBILITY
- AIR CARGO AVAILABILITY
- GOOD LABOR POOL

EXISTING NEIGHBOR...



PARCEL FOR SALE

GENERAL INFORMATION

LOCATION: Landmark Corporate Park
525-555 Landmark Drive,
Congers N.Y. 10920

The property is in close proximity to the entire Metropolitan New York and New Jersey area. It is easily accessible from US ROUTES 9W, NY ROUTE 303, 304 and New York State Thruway (I-87/I-287) and 10 miles from Mario M. Cuomo (Tappan Zee) Bridge.

TOWNSHIP: Clarkstown New York

PLOT SIZE: 149,115 square feet (3.42 Acres)

ZONING: 'M' zoned Industrial district

DEVELOPMENT POTENTIAL: Can build any type of industrial or R&D
Can build up to approximately 100,000± square feet

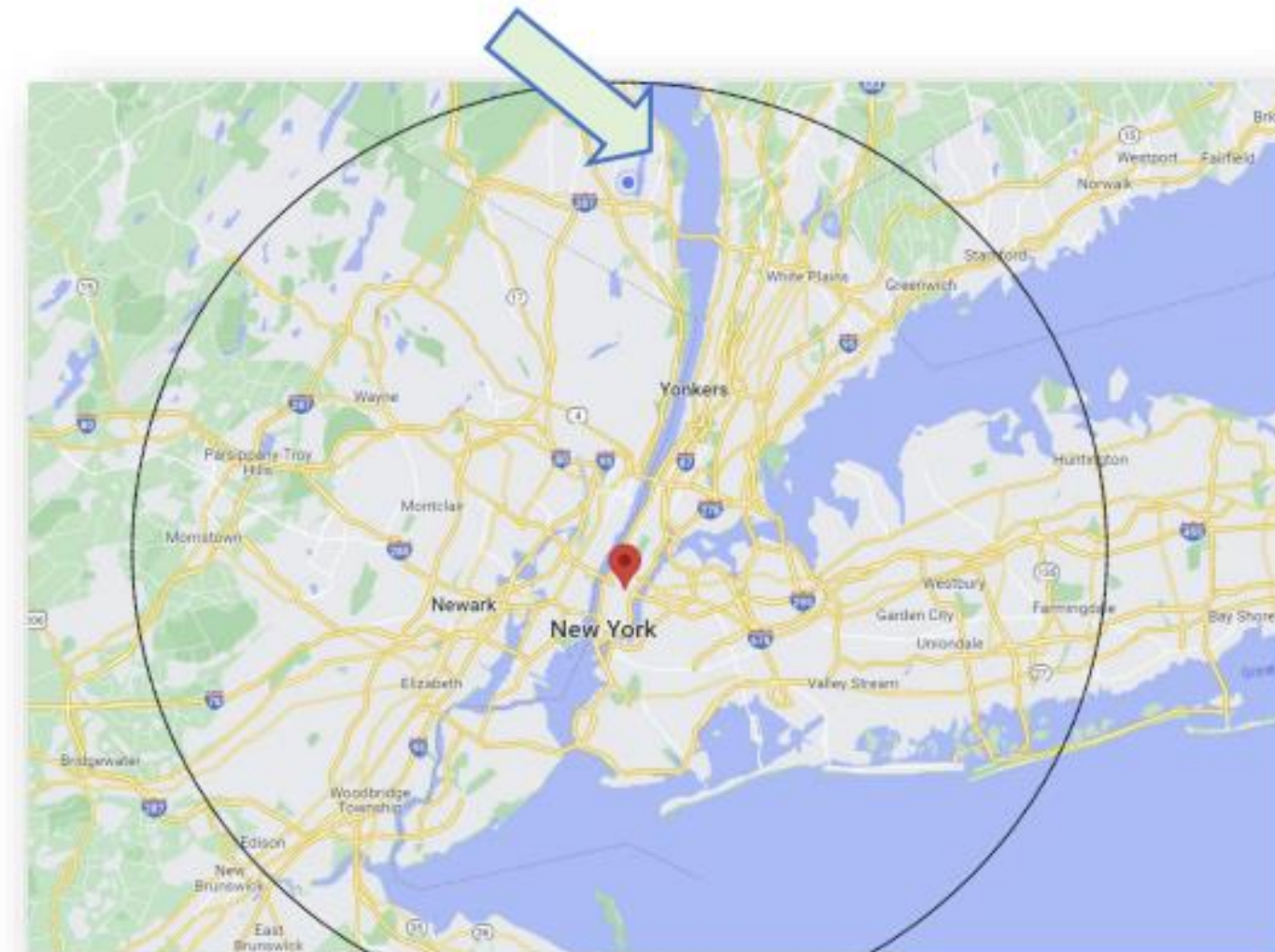
THE PROPERTY:

- It is cleared, graded, and grassed
- Soil type is excellent for construction
- No wetlands
- 750' of street frontage, 212' of depth

PURCHASE PRICE: UPON REQUEST

UTILITIES: Excellent existing utilities and services as follows:

- New underground electric and gas services exist through Orange & Rockland (division of Con Ed).
- One 400 amp, 3 phase transformer already in place.
- Approved County sanitary system in place in the roadway.
- New, Town approved stormwater management system already in service for entire Park.
- Dual conduits in place along the Right of Way with Verizon Fios fiber optics service available for WIFI (including 5G) and communications.
- Water supply available in roadway.



30-MILE RADIUS - NYC

SITE SPECIFIC ADVANTAGES

Landmark Corporate Park is a unique Industrial 'M' zone subdivision, - one of the first in New York State to be approved as a commercial cluster development. Starting with a 10 + acre property, everything in the subdivision has been provided, NEW!

- Site preparations ready for development.
- NEW roadway, curbs, sidewalks and ROW landscaping completed.
- NEW natural gas lines, water supply, sanitary sewer systems in ROW and/or street adjacent to properties.
- NEW heavy industrial powerlines with underground installation adjacent to properties.
- NEW stormwater management system developed for entire subdivision, approved, constructed, and installed throughout the subdivision adjacent to all properties.
- NEW duplexed Verizon Fios fiber-optic cabling underground, adjacent to the Property.

All of these improvements place the new development project a long way down the road towards occupancy.

AND... the subdivision's cluster development approval allows users the huge advantage of designing a new building shaped precisely to the needs and future plans for business success.

SITE SPECIFIC ADVANTAGES CONTINUED

- The Parcel provides over 750' of roadway frontage, on a public road, already dedicated to and accepted by the Town of Clarkstown.
- Prior cluster approvals have included building heights of approximately 40' facilitating high cube storage or manufacturing applications. With 21st –century handling equipment, a ceiling height that is double a 20' ceiling height, actually more than doubles the space efficiency.
- Cul-de-sac at the south end of the property limits conflicts with roadway traffic and can facilitate handling of large, class 8 tractor/trailers.
- The parcel size is sufficient to accommodate a building with approximately 100,000 square feet of floor area, depending on the configuration of space used between offices, production, warehouse, and mezzanine uses, excellent loading,- plus the required parking spaces and required drive aisles for such a building (120 +)

The property is rectangular which allows for an extremely efficient building layout. With 750' frontage on Landmark Drive and a depth of 212', there can be parking on 3 sides of the building. The Property also enjoys the advantage of access to a 120' diameter cul-de-sac allowing easy landing for trucks with little no conflict with traffic. The building itself can have extremely high ceilings which is hard to find in the metropolitan New York area.

POTENTIAL BENEFITS

Real Property Tax Abatement

Mortgage Recording Tax Abatement

Sales Tax Abatement

Green Programs

Employee Tax Credits

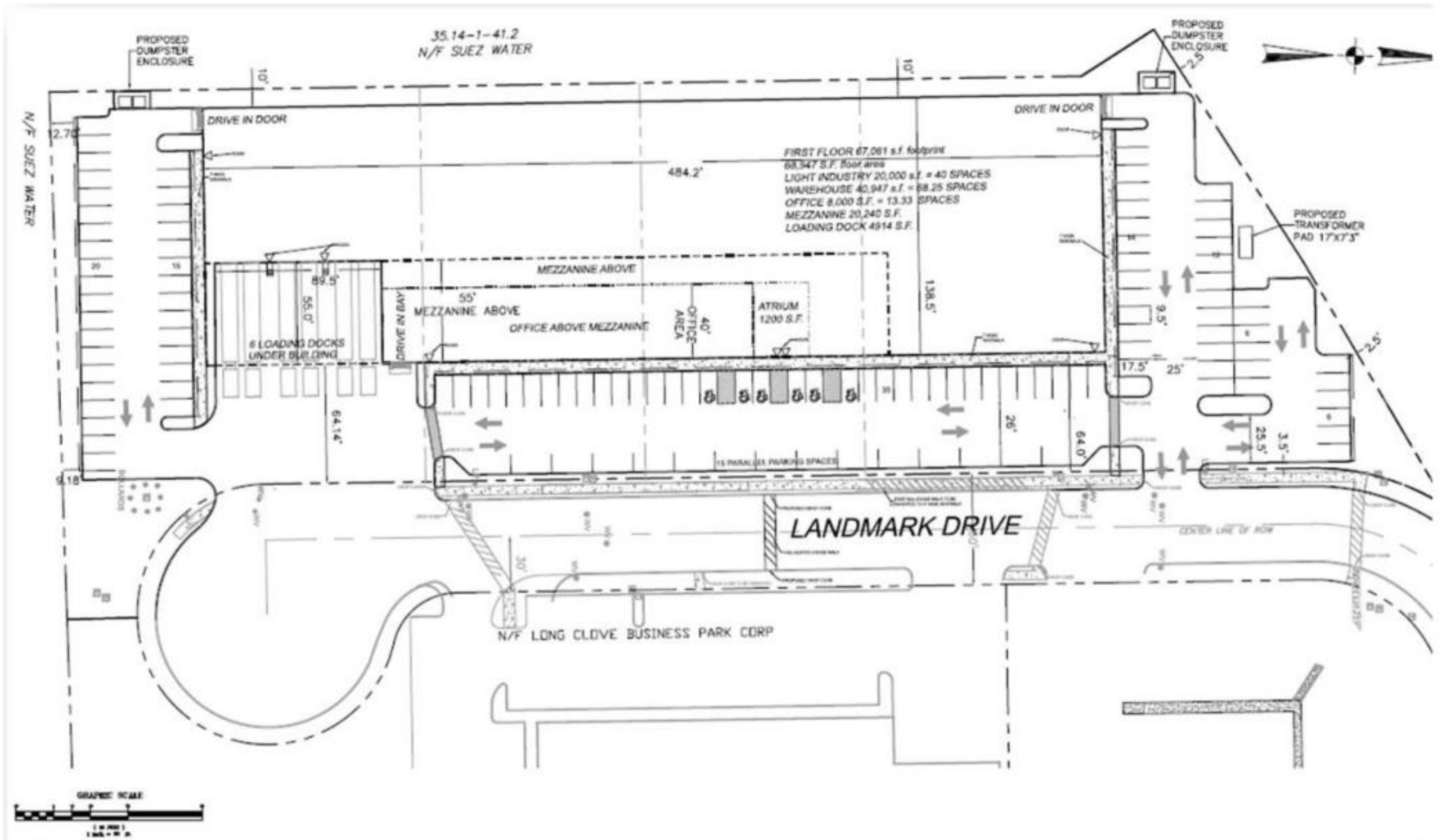
LOCATION AERIAL



To view footage of the Property, click the link below:

<https://drive.google.com/file/d/12iPm3cxijj17NGx51rn7b5iJgTPFOIm7/view?usp=sharing>

CONCEPT SKETCH



CLARKSTOWN

The Property is located in the Town of Clarkstown, Rockland County, New York, United States. It is located north of Valley Cottage, east of New City, across Lake DeForest, south of Haverstraw, and west of the Hudson River. It lies 19 miles (31 km) north of New York City's Bronx boundary. As of the 2020 census, the population was 86,855.

Living in Clarkstown, NY is a wonderful experience. The Town is situated in the foothills of the Hudson Valley and offers stunning views of the river and surrounding countryside. It has a small-town feel with friendly neighbors and plenty of outdoor activities to enjoy. You can find hiking trails, camping spots, golf courses, fishing spots, and local parks to explore. The Town also boasts several restaurants, shops, and other amenities for residents to enjoy. The Clarkstown school district ranks in the top 11% of New York State school districts and provides excellent education opportunities for students of all ages. With its close proximity to New York City and vibrant culture, Clarkstown is a great place to call home! National center - Southeast corner of New York State, at mouth of Hudson River.

The Town of Clarkstown also provides exceptional quality of life standards. The Town's Police Department is accredited by the State of New York, - a fairly exclusive commendation for their effectiveness. For example, recent stats post the following incidents per 100,000 residents, (Clarkstown versus national average); burglaries: 47.4 vs 500.1; vehicle thefts: 49.7 vs 284; robberies: 18.7 vs 135.5; murders 0 vs. 6.1 [per <https://www.niche.com/places-to-live/clarkstown-rockland-ny/#crime-safety>]

The Clarkstown site is close to a Network of interstate highways connecting the site conveniently to the rest of the nation. It is on the western edge of the metropolitan 'congestion area', generally making freight rates more negotiable. The property is located 45 minutes to an hour from all major airports. It is 45 minutes from Stewart International Airport near Newburgh NY, - the NY / NJ Port Authority's fourth airport, with substantial potential for the future.

CLARKSTOWN CONTINUED

Highlights:

The Economy:

The unemployment rate in Clarkstown is 2% (U.S. avg. is 3.6%). Regional job growth is positive.

Weather & Climate:

June, August and September are the most pleasant months in Clarkstown, while January and February are the least comfortable months.

Population:

Clarkstown population is 86,855 (2020 U.S. Census).

Real Estate:

The median home cost in Clarkstown is \$468,700. Median Rent is \$1,830 per month.

Schools:

The Clarkstown School District spends \$25,555 per student. The average school expenditure in the U.S. is \$12,239. There are approximately 12:1 students per teacher in Clarkstown, New York. The national average is 17:1.

DEMOGRAPHICS

Labor Force & Household Income:

Rockland:

Population -	339,022 (2022)
Median household income -	\$99,707. (2021); [Clarkstown: \$123,507]
Labor Force -	164,747 (June 2023) 63.9%
Unemployment -	2.8%

Neighboring Counties (30-minute drive, or less)

Orange – NY:

Population -	405,941 (2022)
Median household income -	\$85,640. (2021)
Labor Force -	196,878 (June 2023) 62.7%
Unemployment -	3.0%

Bergen – NJ:

Population -	952,997 (2022)
Median household income -	\$109,497. (2021)
Labor Force -	518,658 (June 2023) 66.8%
Unemployment -	4.1%

AERIAL MAP

