



174 Orange Turnpike, Unit #B Sloatsburg, NY 10974

For Lease: \$8 PSF

Type: Commercial MLS#: 6075766
Square Footage: 8,270
Taxes: \$54,565
Year Built: 1977

Super clean and tight industrial space only minutes from exit 15 off the NYS Thruway. With a car count of 33,000 plus per day, this building makes sense for retail or industrial. Currently, the warehouse space divides in two. The front portion maintains men and women's bathrooms (each with a shower), 1 office with glass pane overlooking a portion of the warehouse (8,270 SF - rentable). Column spacing is 39' x 24'5 in this section. The back portion sets up as an open rectangle (4,800 SF - rentable) and maintains two offices. It is accessible through two 10' x 8' openings as well as a 9'7" x 10'5" drive-in door. Each space maintains 1 drive in and 1 bathroom. Lease is offered NNN, current charges are \$4.02 (Taxes: \$2.70 / SF and CAM: \$1.32 / SF). Floor plans are available. Do not go direct!

Listing Details

Asking Price: \$8 PSF
Type: Commercial

Added: 1,879 Day(s) Ago

Taxes: \$54,565 MLS ID: 6075766 Status: Leased

Last Update: 2/10/2022

Property Details

Address: 174 Orange Turnpike, Unit #B

Zip: 10974

Total Bathrooms: 0

City: Sloatsburg County: Rockland

Siding: Frame

State: NY

Square Footage: 8,270

Year Built: 1977

Location Details

Water Front: No Water Access: No

School Details

School District: Ramapo-Suffern

Heating, Cooling, & Utility Details

Heat Type: Natural Gas Air Conditioning: Central Air Water Type: Public

Sewer Type: Public Sewer

Broker Details

Keller Williams Valley Realty

Jon Paul Molfetta

