



174 Orange Turnpike, Unit #B
 Sloatsburg, NY 10974
 For Lease: \$8 PSF

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|-----------------|------------|
| 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

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|-------------------------|-----------------|------------------------|
| Asking Price: \$8 PSF | Taxes: \$54,565 | Status: Leased |
| Type: Commercial | MLS ID: 6075766 | Last Update: 2/10/2022 |
| Added: 1,986 Day(s) Ago | | |

Property Details

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|---------------------------------------|------------------|-----------------------|
| Address: 174 Orange Turnpike, Unit #B | City: Sloatsburg | State: NY |
| Zip: 10974 | County: Rockland | Square Footage: 8,270 |
| Total Bathrooms: 0 | Siding: Frame | Year Built: 1977 |

Location Details

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| Water Front: No | Water Access: No |
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School Details

School District: Ramapo-Suffern

Heating, Cooling, & Utility Details

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

Broker Details

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| Keller Williams Valley Realty | Jon Paul Molfetta |
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