



# 174 Orange Turnpike, Unit #B2 Sloatsburg, NY 10974

For Lease: \$8 PSF

Type: Commercial MLS#: 6078267 Square Footage: 4,000 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 which the Landlord is open to demising to (2) +/- 4,000 SF spaces). 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: 1,872 Day(s) Ago

Taxes: \$54,565

MLS ID: 6078267

Status: Leased

Last Update: 2/10/2022

## **Property Details**

Address: 174 Orange Turnpike, Unit #B2

Zip: 10974

Total Bathrooms: 0

City: Sloatsburg County: Rockland

Siding: Frame

State: NY

Square Footage: 4,000

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

