



174 Orange Turnpike, Unit #B2  
 Sloatsburg, NY 10974  
 For Lease: \$8 PSF

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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**

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Asking Price: \$8 PSF	Taxes: \$54,565	Status: Leased
Type: Commercial	MLS ID: 6078267	Last Update: 2/10/2022
Added: 1,939 Day(s) Ago		

### **Property Details**

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Address: 174 Orange Turnpike, Unit #B2	City: Sloatsburg	State: NY
Zip: 10974	County: Rockland	Square Footage: 4,000
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**

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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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