

# 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

Asking Price: $8 PSF
Type: Commercial
Added: 2,211 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