



25 Smith Street, Unit #104  
 Nanuet, NY 10954  
 For Lease: \$4,528 Per Month

|                 |            |
|-----------------|------------|
| Type:           | Commercial |
| MLS#:           | 6207304    |
| Square Footage: | 2,470      |

Ideally located office building with plenty of parking located in Nanuet, arguably the heart of the commercial district of Rockland County. Located just off Route 304 and 59 with easy access to all major thoroughfare. There is plenty of opportunity to get creative and occupy as much space as you desire. The building is well kept. Building is served by two elevators. There are 2 buildings joined by a breezeway. PLEASE NOTE THAT THE RENTAL RATE IS THE BASE RENT. Current NNN expenses are \$9 PSF.

### Listing Details

|  |  |   |
|--|--|---|
| Asking Price: \$4,528 Per Month<br>MLS ID: 6207304 | Status: Leased<br>Last Update: 1/15/2024 | Type: Commercial<br>Added: 858 Day(s) Ago |
|--|--|---|

### Property Details

|   |                                  |                                    |
|---|----------------------------------|------------------------------------|
| Address: 25 Smith Street, Unit #104<br>Zip: 10954<br>Total Bathrooms: 0 | City: Nanuet<br>County: Rockland | State: NY<br>Square Footage: 2,470 |
|---|----------------------------------|------------------------------------|

### Location Details

|                 |                  |
|-----------------|------------------|
| Water Front: No | Water Access: No |
|-----------------|------------------|

### School Details

School District: Nanuet

### Heating, Cooling, & Utility Details

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

### Broker Details

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|----------------------------|----------------|
| Triforce Commercial RE LLC | Jason Horowitz |
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