



301 Route 17  
Hillburn, NY 10931  
For Lease: \$3,000 Per Month

Type:	Commercial
MLS#:	6223261
Square Footage:	2,000

301 Route 17 is a flex warehouse facility located in the village of Hillburn, NY. The unit spans roughly 1,500 SF of second floor walk up office + 500 SF of industrial space and is situated on an HC zoned site. The warehousing breakdown: 1-12 foot drive in door, 20'3" deep by 22'11" wide, bathroom, the front half has a ceiling height of about 20'1" and the back half has a height of about 12'3". The property conveniently sits right off of Rt 17, within 1 mile of I-87 and I-287. Just recently renovated, other property features include a separate entrance/exit, ample parking, new flooring, and an updated HVAC system. Ask of \$3,000 per month plus \$250 per month for utilities.

### Listing Details

Asking Price: \$3,000 Per Month MLS ID: 6223261	Status: Leased Last Update: 12/29/2022	Type: Commercial Added: 746 Day(s) Ago
--	---	---

### Property Details

Address: 301 Route 17 Zip: 10931 Total Bathrooms: 0	City: Hillburn County: Rockland	State: NY Square Footage: 2,000
---	------------------------------------	------------------------------------

### Location Details

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

### Heating, Cooling, & Utility Details

Heat Type: Natural Gas	Water Type: Public	Air Conditioning: Wall Unit(s)
------------------------	--------------------	--------------------------------

### Broker Details

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