



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<br>MLS ID: 6223261 | Status: Leased<br>Last Update: 12/29/2022 | Type: Commercial<br>Added: 686 Day(s) Ago |
|--|---|---|

### Property Details

|   |                                    |                                    |
|---|------------------------------------|------------------------------------|
| Address: 301 Route 17<br>Zip: 10931<br>Total Bathrooms: 0 | City: Hillburn<br>County: Rockland | State: NY<br>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 |
|----------------------------|----------------|