



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

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| 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

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| Asking Price: \$3,000 Per Month MLS ID: 6223261 | Status: Leased Last Update: 12/29/2022 | Type: Commercial Added: 1,275 Day(s) Ago |
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Property Details

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

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| Water Front: No | Water Access: No |
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Heating, Cooling, & Utility Details

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| Heat Type: Natural Gas | Water Type: Public | Air Conditioning: Wall Unit(s) |
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Broker Details

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| Triforce Commercial RE LLC | Jason Horowitz |
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