



231 S Middletown Road, Unit #1  
Nanuet, NY 10954  
For Lease: \$2,084 Per Month

Type:	Commercial
MLS#:	6238669
Square Footage:	1,000

Rare flex space featuring 50/50 breakdown between retail/office and garage space. Front part interior measurements about 21' x 25'. Garage part interior measurements about 21' x 26'. 14'6" ceiling height. 12' x 10' garage door. The unit is located right on Middletown Road right off Route 59. PLEASE NOTE THAT THE RENTAL RATE IS THE BASE RENT. Current NNN is \$9 PSF. There is an annual sprinkler fee of \$400 per year and sanitation of \$75+ per month depending on business. The Landlord is seeking 4% annual increases or CPI, whichever is greater.

### Listing Details

Asking Price: \$2,084 Per Month	Status: Leased	Type: Commercial
MLS ID: 6238669	Last Update: 1/15/2024	Added: 866 Day(s) Ago

### Property Details

Address: 231 S Middletown Road, Unit #1	City: Nanuet	State: NY
Zip: 10954	County: Rockland	Square Footage: 1,000
Total Bathrooms: 0		

### Location Details

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

Heat Type: Natural Gas	Water Type: Public	Air Conditioning: Central Air
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### Broker Details

Triforce Commercial RE LLC	Jason Horowitz
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