



231 S Middletown Road, Unit #7

Nanuet, NY 10954

For Lease: \$1,670 Per Month

Type: Commercial
 MLS#: 6267284
 Square Footage: 900

The turnkey office 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: \$1,670 Per Month Status: Active Type: Commercial
 MLS ID: 6267284 Last Update: 2/7/2026 Added: 897 Day(s) Ago

Property Details

Address: 231 S Middletown Road, Unit #7 City: Nanuet State: NY
 Zip: 10954 County: Rockland Square Footage: 900
 Total Bathrooms: 0

Location Details

Water Front: No Water Access: No

Heating, Cooling, & Utility Details

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

Broker Details

Triforce Commercial RE LLC Jason Horowitz