



301 Route 17

, NY 10931

For Lease: \$1,350 Per Month

Type: Commercial  
 MLS#: 6290973  
 Square Footage: 0

301 Route 17 is a flex warehouse facility located in the village of Hillburn, NY. The unit spans roughly 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. Previously renovated, other property features include a separate entrance/exit, ample parking, great flooring, and an updated HVAC system. Ask of \$1,350 per month plus \$175 per month for utilities. Additional Information: ComUtilitiesAvailable: Cooling, Heating, Lighting,

## Listing Details

Asking Price: \$1,350 Per Month  
 MLS ID: 6290973

Status: Leased  
 Last Update: 11/29/2024

Type: Commercial  
 Added: 718 Day(s) Ago

## Property Details

Address: 301 Route 17  
 County: Rockland

State: NY  
 Total Bathrooms: 0

Zip: 10931

## Location Details

Water Front: No  
 Water Access: No

## Heating, Cooling, & Utility Details

Heat Type: Heat Pump  
 Water Type: Public  
 Air Conditioning: Central Air

## Broker Details

Triforce Commercial RE LLC

Sami Bakjaji-Neacsu

Jason Horowitz