



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 | Status: Leased          | Type: Commercial      |
| MLS ID: 6290973                 | Last Update: 11/29/2024 | Added: 334 Day(s) Ago |

**Property Details**

|                       |                    |            |
|-----------------------|--------------------|------------|
| Address: 301 Route 17 | State: NY          | Zip: 10931 |
| County: Rockland      | Total Bathrooms: 0 |            |

**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**

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| Triforce Commercial RE LLC | Sami Bakjaji-Neacsu | Jason Horowitz |
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