



250 West Nyack Road  
West Nyack, NY 10994  
For Lease: \$15 PSF

Type:	Commercial
MLS#:	845039
Square Footage:	19,057

Warehouse Sublet – 19,057 SF | 250 West Nyack Road, West Nyack, NY Asking: \$15.00 PSF + \$6.01 PSF NNN Located along the well-traveled thoroughfare of West Nyack Road, this 19,057 square foot warehouse offers a prime sublet opportunity in the heart of Rockland County's industrial hub. With convenient access to the NYS Thruway (I-87/I-287), Route 59, and the Palisades Center, the property is ideally positioned for regional distribution, storage, or light manufacturing. The space features one loading dock and a drive-in door, allowing for flexible operations and ease of loading. It offers 18 feet 8 inches of clear height with approximately 21 feet to the roof deck, making it suitable for a wide range of industrial users. The NNN rate is \$6.01 per square foot, which includes gas and water. There are suspended gas heaters and motion sensor lighting. This is a rare opportunity to sublet a well-located, functional warehouse space with immediate availability in a high-demand area.

### Listing Details

Asking Price: \$15 PSF	Status: Active	Type: Commercial
MLS ID: 845039	Last Update: 4/5/2025	Added: 149 Day(s) Ago

### Property Details

Address: 250 West Nyack Road	City: West Nyack	State: NY
Zip: 10994	County: Rockland	Square Footage: 19,057
Total Bathrooms: 0	Siding: Block	

### Location Details

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

Heat Type: Natural Gas	Water Type: Public	Sewer Type: None
Air Conditioning: None		

### Broker Details

Triforce Commercial RE LLC	Jason Horowitz
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