



250 West Nyack Road
West Nyack, NY 10994
For Lease: \$8 PSF

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

Warehouse Sublet – 19,057 SF | 250 West Nyack Road, West Nyack, NY Asking: \$13.50 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: \$8 PSF MLS ID: 845039	Status: Active Last Update: 2/7/2026	Type: Commercial Added: 327 Day(s) Ago
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Property Details

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

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

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

Triforce Commercial RE LLC	Jason Horowitz
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