



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 | Status: Leased         | Type: Commercial      |
| MLS ID: 845039        | Last Update: 4/17/2026 | Added: 445 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 |
|-----------------|------------------|

**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 |
|----------------------------|----------------|