



57 Middletown Road  
Nanuet, NY 10954  
For Lease: \$31 PSF

Type:	Commercial
MLS#:	912985
Square Footage:	5,024
Year Built:	1981

57 North Middletown Road, Nanuet, NY 10954, is a beautifully designed and fully furnished contemporary medical professional office building. The property is prominently situated on North Middletown Road, just north of the intersection of Middletown Road and Route 59, placing it at the heart of Rockland County's busiest commercial district. Originally constructed as a professional office building for a dermatology group, this property offers a total of 5,024 square feet of office space distributed over three floors. There are 40 parking spaces available for tenants and visitors. The offices are fully furnished and built out, featuring file storage cabinets, examination and consultation rooms equipped with examination tables, terminal screens, existing phone systems, desks, and chairs. This setup provides a turnkey solution for medical professionals seeking a ready-to-use facility. Strategically located near the heart of Nanuet, the property provides convenient access to the Palisades Parkway and the New York State Thruway. It is also just minutes away from Rockland County's two major medical centers: Montefiore-Nyack and Good Samaritan Hospital. The leasing price for this property is \$23 per square foot as base rent, plus \$7.96 for Common Area Maintenance (CAM).

### Listing Details

Asking Price: \$31 PSF	Status: Active	Type: Commercial
MLS ID: 912985	Last Update: 9/15/2025	Added: 1 Day(s) Ago

### Property Details

Address: 57 Middletown Road	City: Nanuet	State: NY
Zip: 10954	County: Rockland	Square Footage: 5,024
Total Bathrooms: 0	Siding: Brick	Year Built: 1981

### Location Details

Lot Size: 0.87 Acres	Water Front: No	Water Access: No
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### Heating, Cooling, & Utility Details

Heat Type: Electric	Water Type: Other	Sewer Type: Other
Air Conditioning: Electric		

### Broker Details

Triforce Commercial RE LLC	Jason Horowitz
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