

351 Spook Rock Road
Suffern, NY 10901
For Sale: $1,840,000

Type:	Commercial
MLS#:	1051199
Square Footage:	4,600
Taxes:	$11,043
Year Built:	1994

Position your business or investment portfolio in one of Rockland County's premier industrial locations at Spook Rock Industrial Park. This 4,600 SF end-unit industrial condominium offers a strong combination of functionality, flexibility, and existing income in a clean, professionally maintained setting. The property includes a 1,000 SF tenant currently paying $2,600 per month, creating immediate in-place revenue while leaving additional space available for an owner-user or future leasing upside. As an end unit, the space benefits from added convenience, improved accessibility, and a more desirable layout within the complex. Located in a well-kept condominium warehouse park in Suffern, the unit offers excellent access and a highly sought-after industrial location. The property features approximately 18-foot clear ceiling height, an oversized 14-foot-wide drive-in door, and office space, making it well suited for light manufacturing, distribution, storage, or a variety of industrial uses. Additional parking is conveniently located at the end of the building, and the premises are in excellent condition. This is an outstanding opportunity for an owner-user seeking partial income in place, or for an investor looking to acquire a well-located industrial asset with built-in cash flow in one of Rockland County's most desirable industrial parks. Taxes = $ 11,200 per/yr CC = $ 1,000 per/month Lease has 2 years left with about $ 125.00 per/yr increases each year. Insurances are included in CC for exterior of building. Building is scheduled for new roof next year which is already paid for.

Listing Details

Asking Price: $1,840,000
Type: Commercial
Added: 62 Day(s) Ago

Taxes: $11,043
MLS ID: 1051199

Status: Active
Last Update: 9/15/2026

Property Details

Address: 351 Spook Rock Road
Zip: 10901
Total Bathrooms: 0

City: Suffern
County: Rockland
Siding: Brick

State: NY
Square Footage: 4,600
Year Built: 1994

Location Details

Lot Size: 0.09 Acres

Water Front: No

Water Access: No

School Details

School District: Contact Agent

Heating, Cooling, & Utility Details

Heat Type: Electric
Air Conditioning: Electric

Water Type: Other

Sewer Type: Other

Broker Details