



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	Taxes: \$11,043	Status: Active
Type: Commercial	MLS ID: 1051199	Last Update: 9/15/2026
Added: 13 Day(s) Ago		

Property Details

Address: 351 Spook Rock Road	City: Suffern	State: NY
Zip: 10901	County: Rockland	Square Footage: 4,600
Total Bathrooms: 0	Siding: Brick	Year Built: 1994

Location Details

Lot Size: 0.09 Acres	Water Front: No	Water Access: No
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School Details

School District: Contact Agent

Heating, Cooling, & Utility Details

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

Broker Details