

153 Route 303
Valley Cottage, NY 10989
For Lease: $7,260 Per Month

Type:	Commercial
MLS#:	1073611
Square Footage:	4,100

Available for lease at 153 Route 303, this versatile corner industrial space offers approximately 4,100 square feet on the ground level, including approximately 600 square feet of office space, plus an additional approximately 900-square-foot mezzanine. The warehouse features approximately 16 feet 10 inches of clear height, approximately 19 feet to the deck, and 600-amp, three-phase power. A suspended warehouse heater, separate office HVAC, and separately metered gas, electric and water support day-to-day operations. The combination of warehouse, office and mezzanine space provides flexibility for storage, distribution and other compatible business uses, subject to approvals. Ownership is open to discussing the office finish to accommodate a tenant's needs. Offered at $16 per square foot annually plus estimated expenses, approximately $7,260 per month combined, with separately metered utilities additional.

Listing Details

Asking Price: $7,260 Per Month
MLS ID: 1073611
Status: Active
Last Update: 11/13/2026
Type: Commercial
Added: 3 Day(s) Ago

Property Details

Address: 153 Route 303
Zip: 10989
Total Bathrooms: 0
City: Valley Cottage
County: Rockland
Siding: Brick
State: NY
Square Footage: 4,100

Location Details

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

Triforce Commercial RE LLC
Jason Horowitz