



8 Olympic Drive  
Orangeburg, NY 10962  
For Sale: \$3,500,000

---

Type: Commercial  
MLS#: 4812613  
Square Footage: 20,209

Will be delivered vacant. This property has 2 loading docks and 1 large drive in door. It is situated on 6.95 acres which makes this building expandable and must be confirmed by the buyers engineer/surveyor. There are clear 17"6' ceilings in the warehouse. There are 9 rooftop HVAC units which heat the office and warehouse. There are 15-16 skylights which add a lot of light to the warehouse. The building is fully sprinklered and also has 600 AMPS of electric. Zoning is L10. Taxes to be verified by buyer or his agent.

### **Listing Details**

---

Asking Price: \$3,500,000	Status: Sold	Type: Commercial
MLS ID: 4812613	Last Update: 9/30/2021	Added: 2,863 Day(s) Ago

### **Property Details**

---

Address: 8 Olympic Drive	City: Orangeburg	State: NY
Zip: 10962	County: Rockland	Square Footage: 20,209
Total Bathrooms: 0		

### **Location Details**

---

Water Front: No	Water Access: No
-----------------	------------------

### **School Details**

---

School District: Pearl River

### **Heating, Cooling, & Utility Details**

---

Heat Type: Natural Gas	Water Type: Public	Sewer Type: Public Sewer
Air Conditioning: Central Air		

### **Broker Details**

---

Triforce Commercial RE LLC	Mark Glasel
----------------------------	-------------