



159 Route 304, Unit #2nd Floor  
 Bardonia, NY 10954  
 For Lease: \$20 PSF

|                 |            |
|-----------------|------------|
| Type:           | Commercial |
| MLS#:           | 5019303    |
| Square Footage: | 1,500      |

Approximately 1,500 sf of 2nd floor office space. Consists of complete bullpen area. Could be divided to approximately 750 sf. Modified Gross. Tenant pays for utilities.

### Listing Details

|   |  |   |
|---|--|---|
| Asking Price: \$20 PSF<br>MLS ID: 5019303 | Status: Leased<br>Last Update: 5/15/2022 | Type: Commercial<br>Added: 2,489 Day(s) Ago |
|---|--|---|

### Property Details

|   |                                    |                                    |
|---|------------------------------------|------------------------------------|
| Address: 159 Route 304, Unit #2nd Floor<br>Zip: 10954<br>Total Bathrooms: 0 | City: Bardonia<br>County: Rockland | State: NY<br>Square Footage: 1,500 |
|---|------------------------------------|------------------------------------|

### Location Details

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

### School Details

School District: Clarkstown

### Heating, Cooling, & Utility Details

|                        |                    |                               |
|------------------------|--------------------|-------------------------------|
| Heat Type: Natural Gas | Water Type: Public | Air Conditioning: Central Air |
|------------------------|--------------------|-------------------------------|

### Broker Details

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|----------------------------|---------------|
| Triforce Commercial RE LLC | Adam O'Gorman |
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