



20 Mountainview Avenue, Unit #Unit G  
Orangeburg, NY 10962  
For Lease: \$2,450 Per Month

Type:	Commercial
MLS#:	6015769
Square Footage:	1,975

Approximately 1,975 square feet of industrial space. Drive in door with open layout. \$2,500/month plus \$100/month for CAM, base year taxes. Tenant pays utilities. This is located in the LI zone which allows for: 1. Theaters. 2. Fire, police and community-owned ambulance stations, government offices and office buildings. 3. Business and professional offices. 4. Commercial recreation establishments, such as bowling alleys, dance halls, billiard parlors, driving ranges and miniature golf courses. 5. Service establishments, including frozen-food lockers and sale of grain feed, agricultural products, building materials and monuments. 6. Commercial dog kennels and animal hospitals, and provided that no kennel, runway or exercise pen is located within 200 feet of any R District boundary. 7. Automotive and machinery repair shops and open automobile and trailer sales lots, subject to additional use regulations. 8. Automobile salesrooms. 9. All types of manufacturing uses (except those specifically prohibited in 4.4) subject to performance standards procedure, 4.12, and additional use regulations. 10. Wholesale sales or storage; warehouses. Must verify with the building department.

### Listing Details

Asking Price: \$2,450 Per Month	Status: Leased	Type: Commercial
MLS ID: 6015769	Last Update: 5/15/2022	Added: 1,908 Day(s) Ago

### Property Details

Address: 20 Mountainview Avenue, Unit	City: Orangeburg	State: NY
Zip: 10962	County: Rockland	Square Footage: 1,975
Total Bathrooms: 0		

### Location Details

Water Front: No	Water Access: No
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### School Details

School District: South Orangetown

### Heating, Cooling, & Utility Details

Heat Type: Natural Gas	Water Type: Public	Air Conditioning: Central Air
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### Broker Details

Triforce Commercial RE LLC	Adam O'Gorman	Chaim Volvovitz
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