



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  
 MLS ID: 6015769      Status: Leased  
 Last Update: 5/15/2022      Type: Commercial  
 Added: 2,184 Day(s) Ago

### Property Details

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

### Location Details

Water Front: No      Water Access: No

### School Details

School District: South Orangetown

### Heating, Cooling, & Utility Details

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

### Broker Details

Triforce Commercial RE LLC      Adam O'Gorman      Chaim Volfovitz