



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

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|-----------------|------------|
| 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

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|---------------------------------|------------------------|-------------------------|
| Asking Price: \$2,450 Per Month | Status: Leased | Type: Commercial |
| MLS ID: 6015769 | Last Update: 5/15/2022 | Added: 1,800 Day(s) Ago |

Property Details

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

Location Details

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| Water Front: No | Water Access: No |
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School Details

School District: South Orangetown

Heating, Cooling, & Utility Details

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

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| Triforce Commercial RE LLC | Adam O'Gorman | Chaim Volvovitz |
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