



100 Red Schoolhouse Rd, Unit A-10  
 Chestnut Ridge, NY 10977  
 For Lease: \$15 PSF

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Type:	Commercial
Web#:	961402
Square Footage:	4,000

This prime space is located in Rusten Corporate Park which offers a well-maintained campus-like atmosphere for the image conscious user. This unit is a flexible combination of office space and warehouse space. The front office area is approximately 1,000 sf and consists of a private entry, 3 offices/conference rooms, a kitchenette, and 2 private bathrooms. The middle area (approximately 1,000 sf) is open office space; it could be removed to create a larger warehouse. The warehouse has 18' ceilings and a loading dock. This entire unit is brightly lit and has heat and air conditioning. The warehouse currently has a drive-up concrete ram (could be removed). Taxes are approximately \$1.99 psf and CAM and Insurance is approximately \$1.93 psf. Unit is separately metered for gas and electric.

### **Listing Details**

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Asking Price: \$15 PSF	Status: Leased	Type: Commercial
Web ID: 961402	Last Update: 8/5/2020	Added: 2,014 Day(s) Ago

### **Property Details**

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Address: 100 Red Schoolhouse Rd, Unit A-	City: Chestnut Ridge	State: NY
Zip: 10977	County: Rockland	Square Footage: 4,000
Total Bathrooms: 0		

### **Location Details**

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Water Front: No	Water Access: No
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### **Broker Details**

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Triforce Commercial Real Estate LLC	Adam O'Gorman	Mark Glasel
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