

**ORANGEBURG, NY**

25 RAMLAND RD, ORANGEBURG, NY 10962



**OFFERING SUMMARY**

Available SF: 57,500 SF

Lease Rate: Call For Details

**LOADING DOCK**



FOR MORE INFORMATION CONTACT:

**SCOTT MILICH**

201.703.9700 x139

smilich@thegoldsteingroup.com

Licensed Real Estate Broker | 45 EISENHOWER DRIVE | SUITE 246 | PARAMUS, NJ 07652

All information is from sources deemed reliable and is submitted subject to errors, omissions, change of price, terms, rental, prior sale and withdrawal without notice.

**PROPERTY OVERVIEW**

Light Industrial Available For Sublease

**PROPERTY HIGHLIGHTS**

- Available April 2025
- Up to 57,500 SF that can be Subdivided into 2 Units:
- Unit 1: 22,500 SF
- Unit 2: 35,000 SF
- Excellent Location at end of Cul-de-sac
- Great for Sport Facility, Warehouse/Flex Space
- Nearby to Montvale Pascack Valley NJ Transit & Pearl River Line
- Convenient Access to Palisades Parkway and NY Thruway



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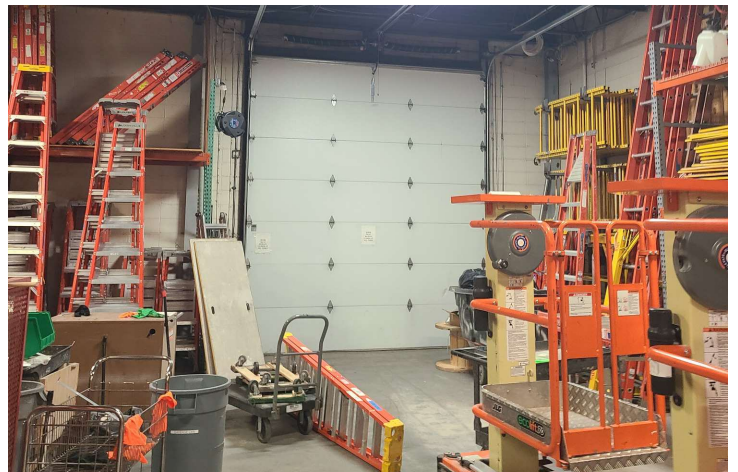
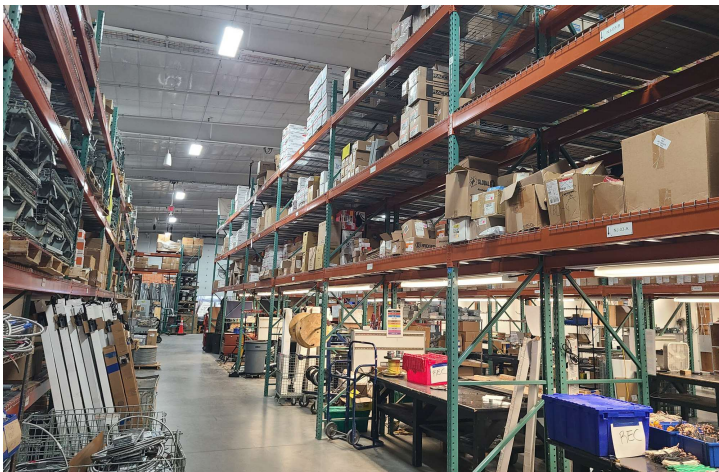
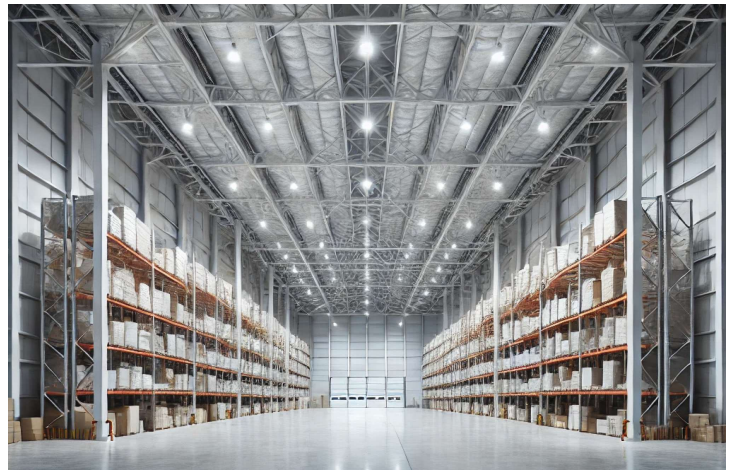
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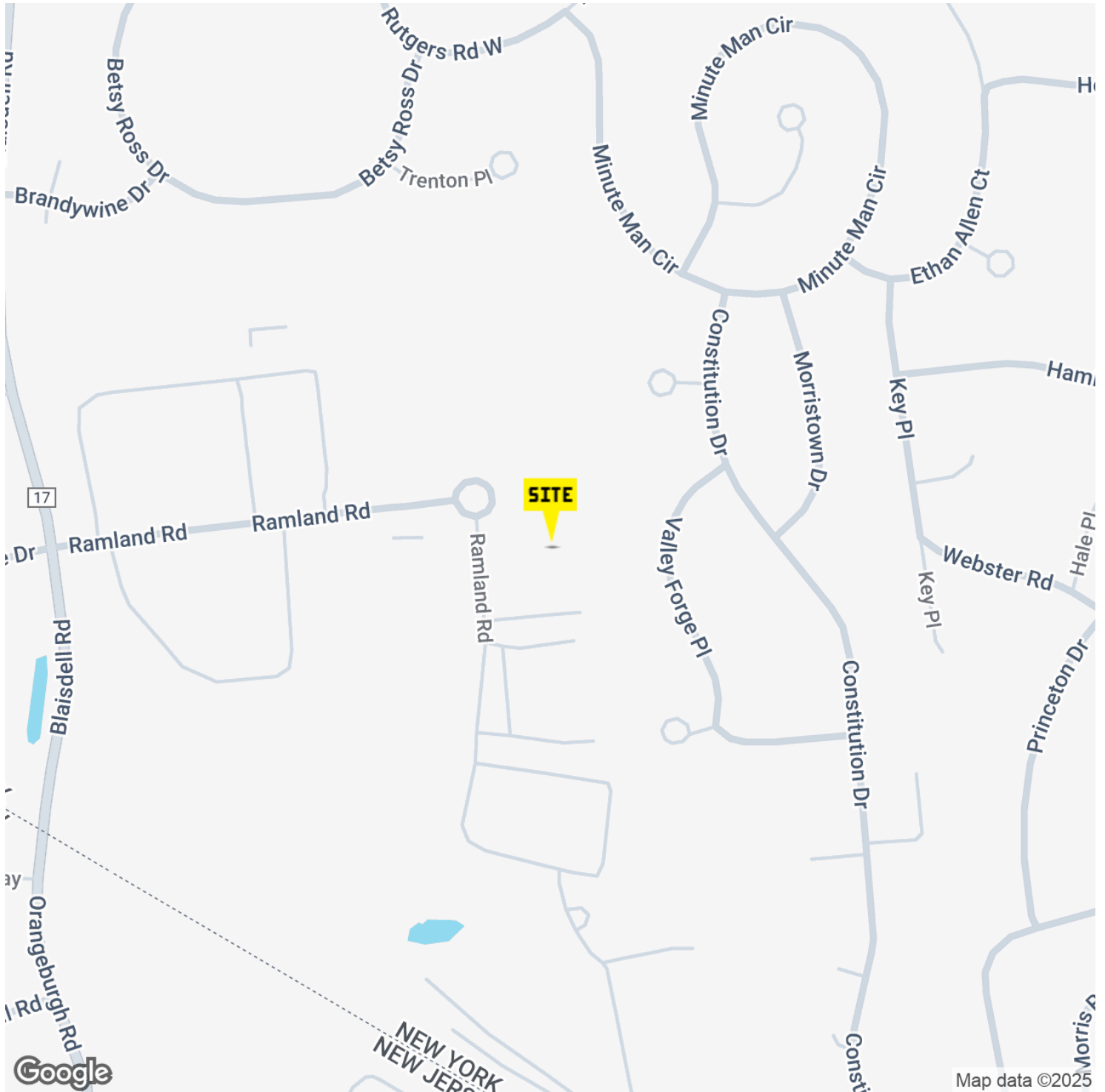
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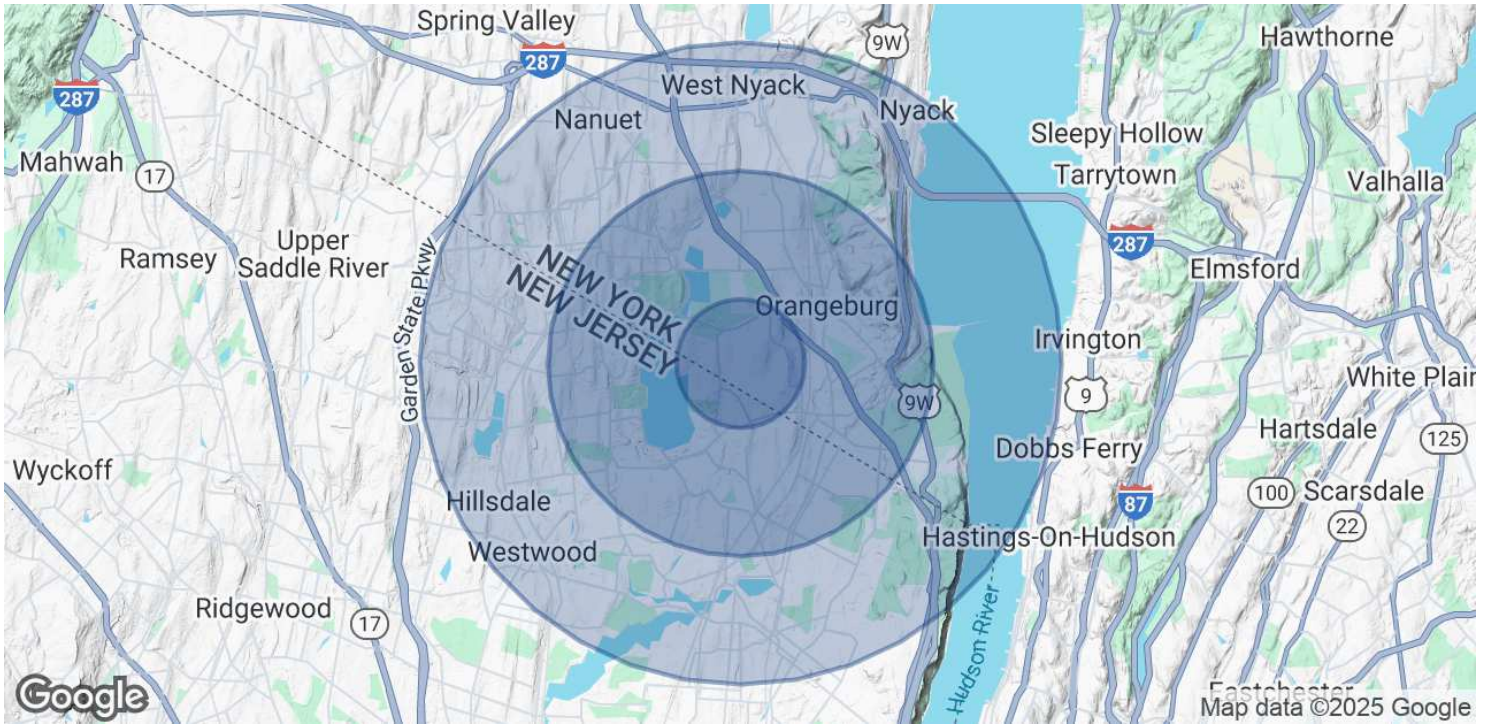
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,988	55,170	148,324
Average Age	43	44	43
Average Age (Male)	42	42	42
Average Age (Female)	44	45	45
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,962	18,807	53,039
# of Persons per HH	3.1	2.9	2.8
Average HH Income	\$211,044	\$202,285	\$196,780
Average House Value	\$788,310	\$803,889	\$775,349

Demographics data derived from AlphaMap

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