

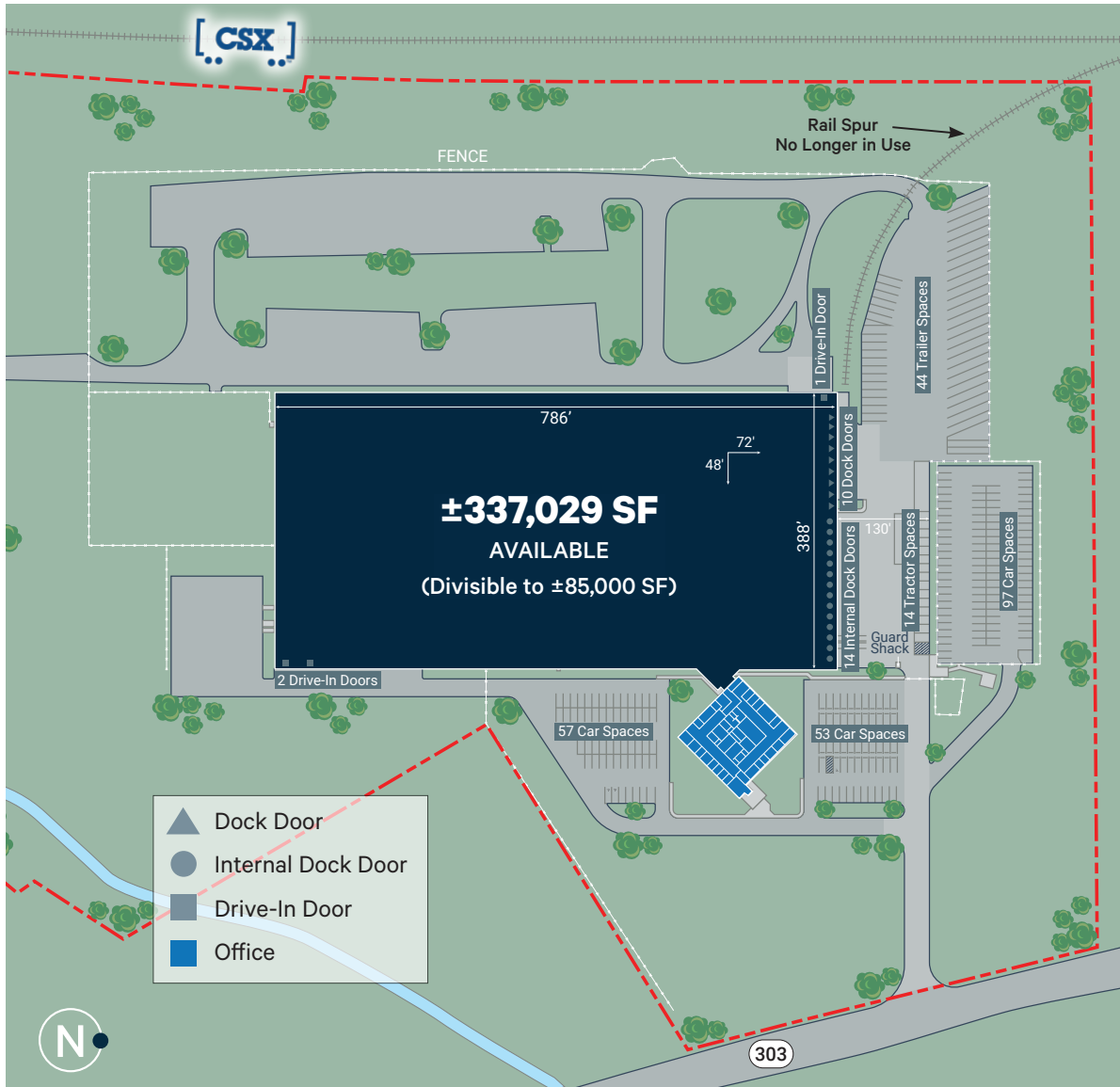
# 108 Route 303

±337,029 SF (Divisible to ±85,000 SF) Available on ±54.10 Acres

108 Route 303  
Tappan, NY 10983

Greater Northern New Jersey Industrial Market





### Building Specification

Total Building Size	±337,029 SF (Divisible to ±85,000 SF)
Acreage	±54.10 AC
Available Office Space	±31,887SF
Ceiling Height	22'
Column Spacing	48' x 72' (Typical)
Loading Configuration	Three-sided Loading
Dock Doors	10 Exterior 14 Interior
Drive-in Doors	2
Building Dimensions	Depth: 388' Width: 786'
Truck Court Depth	±130'
Car Parking	206
Trailer Parking	44 (Not inclusive of unlined trailer parking on the West and South side of the building)
Tractor Parking	15
Power	1,600-amp, 240/120 volt, 3-phase, 4-wire

### ROCKLAND COUNTY AT A GLANCE



**342,675**  
POPULATION



**104,534**  
HOUSEHOLDS



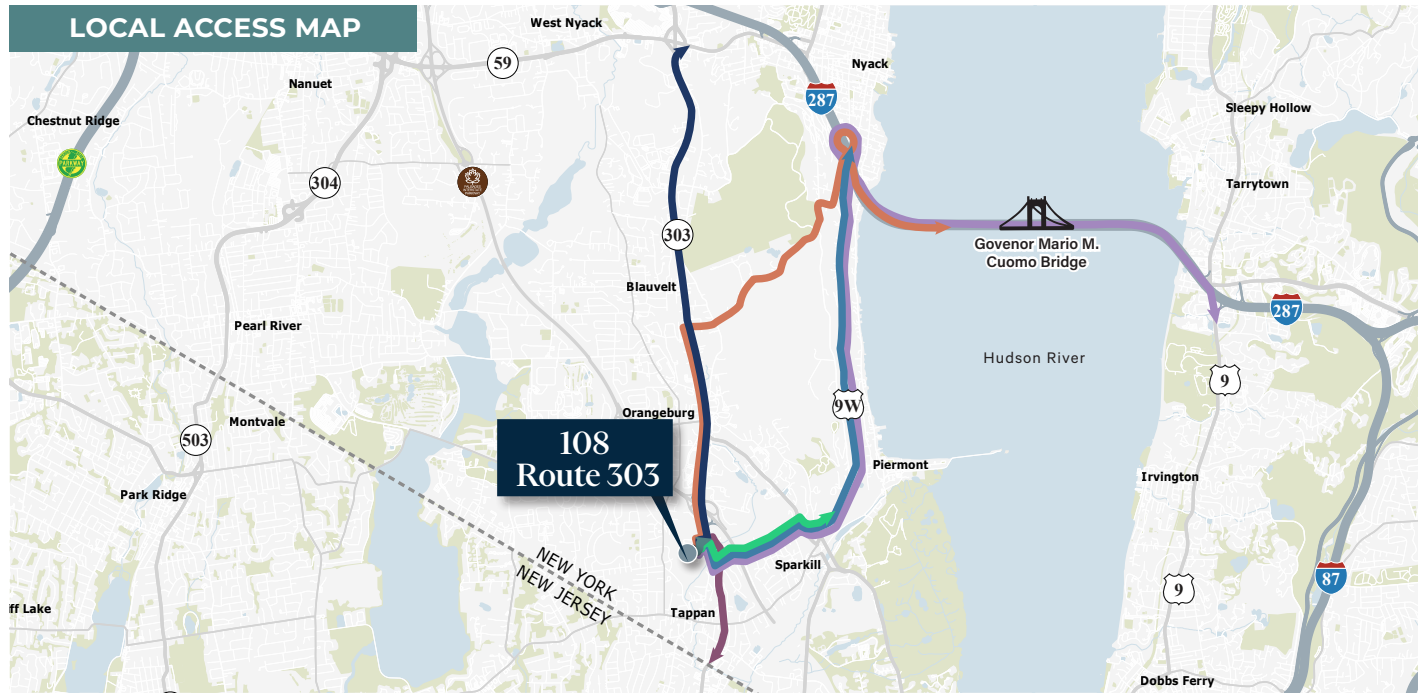
**35.2**  
MEDIAN AGE



**47.6%**  
MILLENNIAL/GEN Z  
POPULATION

108 Route 303  
Tappan, NY 10983

For Lease or Sale



LOCAL ACCESS	
<b>DIRECT ACCESS</b>	to <b>303</b>
<b>1.1 Miles</b>	to NJ/NY Border
<b>1.3 Miles</b>	to <b>9W</b>
<b>4.4 Miles</b>	to <b>59</b>
<b>4.7 Miles</b>	to <b>287 87</b>
<b>5.0 Miles</b>	to Governor Mario M. Cuomo Bridge
<b>9.0 Miles</b>	to <b>9</b>

**MARKET AERIAL - NORTH**



**MARKET AERIAL - SOUTH**



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**KEY DISTANCES**

303	DIRECT ACCESS	9	9 Miles
9W	1.3 Miles	95	14.1 Miles
59	4.4 Miles	87	15.5 Miles
287	4.7 Miles	80	16.0 Miles