

FOR SALE | 9,832 SF WAREHOUSE

40 SAMSONDALE AVE, WEST HAVERSTRAW, NY 10993



PROPERTY HIGHLIGHTS:

- LOT SIZE: 1.2 Acres
- CEILING HEIGHT: 12' Clear
- DRIVE-IN DOORS: 4
- LOADING DOCK: 1
- ZONING: PLI - Permits a variety of industrial uses
- UTILITIES: Electric, gas, and water are fully in place
- OFFICE: Includes 1,725 SF of finished office space
- PARKING: On-Site Parking

PROPERTY OVERVIEW:

Discover a rare opportunity to acquire a versatile industrial warehouse in the heart of West Haverstraw. With excellent access to major transportation routes, this property is ideal for manufacturers, distributors, or investors.

INVESTMENT HIGHLIGHTS

- **STRONG INDUSTRIAL DEMAND:** Located in high-demand Rockland County submarket.
- **RARE OWNER-USER OPPORTUNITY:** 58% owner-occupied with immediate upside on remaining leased space.

LOCATION ADVANTAGES

- Minutes to Route 9W, Palisades Interstate Parkway & I-87
- Close to Port of NY/NJ, Hudson River access, and Metro-North lines
- Convenient to NYC, Northern NJ, and Hudson Valley

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