

111 E RAILROAD AVE

WEST HAVERSTRAW,
NEW YORK



BUILDING SIZE: 11,250 SF

LOT SIZE: 0.79 ACRES

ASKING PRICE: \$2,600,000

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.

PROPERTY HIGHLIGHTS

- CEILING HEIGHT: 12' CLEAR
- DRIVE-IN DOORS: ONE 12'X12' & ONE 8'X10'
- ZONING: PLI - PERMITS A VARIETY OF INDUSTRIAL USES
- UTILITIES: ELECTRIC AND WATER ARE FULLY IN PLACE
- OFFICE: INCLUDES 1,725 SF FINISHED OFFICE SPACE

INVESTMENT HIGHLIGHTS

- STRONG INDUSTRIAL DEMAND IN ROCKLAND COUNTY
- RARE OWNER-USER OPPORTUNITY
- 25 PARKING SPACES

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

**FOR MORE INFORMATION PLEASE CONTACT:
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COMMERCIAL**