

363 S MIDDLETOWN ROAD

Flex Office / Warehouse For Sale: +/- 2,640 SF on .35 Acres

Nanuet, NY



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Sale Price: \$1,499,00.00
Building Size: 2,640 SF
1,320 SF - Office - 1st & 2nd fl
plus:
500 SF - basement space
690 SF - attic storage
1,320 SF - Warehouse
CH:15' to 20' at center
Rollup Door: 10' x 15'

Building Type: Office - Warehouse
Zoning: LO - Laboratory Office
Parking: Balance of lot Blacktop and Gravel
Lot Size: .35 AC

em Ipsum

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FLOOR PLANS - OFFICE



- The office building consists of 1,320 SF over the 1st & 2nd floors, plus another 500 SF in the basement with direct access to the rear parking lot and 690 SF in the walkup attic for storage.
- This building was gutted. The only thing original is the fieldstone facade.
- New roof, new siding, new insulation ensuring energy efficiency. New 2 Zoned, HVAC system for optimal climate control.
- New Windows. New tile floor on the 1st floor and gleaming hardwood on the 2nd.
- New sheetrock throughout. New electrical, modern lighting fixtures throughout, brand new kitchen and two remodeled bathrooms. Power in the office is 200 amp, single phase,

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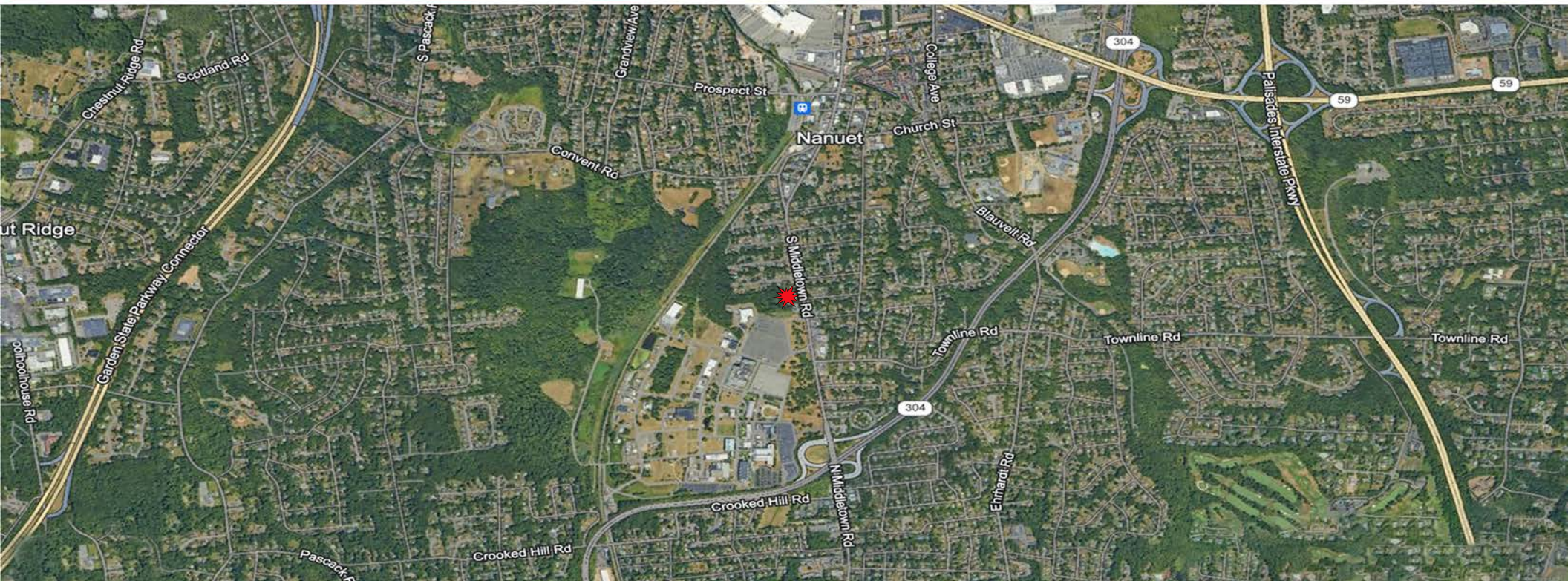
FLOOR PLAN - WAREHOUSE - 39' X 33'10"



- The warehouse was finished in 2020 providing a contemporary and durable structure.
- Consisting of 1,320 SF with A-frame ceiling, there are no columns which offers a flexible setup and versatile usage options.
- Ceiling height ranges from 15' along the frame and 20' at the center.
- There's a 10' x 15' rollup door, ideal for deliveries and maneuvering equipment
- Power in the warehouse is 60 amp sub-panel, single phase..

DEMOGRAPHIC SNAPSHOT

	1 Mile	3 Miles	5 Miles
Total Households	3,412	26,296	67,735
Average HH Income	\$148,494	\$139,524	\$137,431
Average House Value	\$467,183	\$476,703	\$557,213
Total Population	9,309	77,677	220,196
Median Age	41.5	39.4	34.6



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[2.8 mi from PIP Exit 7 and 5.2 mi to GSP Exit 172]



[.6 mi from 550 AC / 2million SF multi-tenanted, mixed use tech campus]



[NJ Transit Stations:
1 mi to Nanuet,
2.1 mi to Pearl River,
3.3 mi to Montvale, NJ]



[steps to closest Bus Stop]



[close proximity to The Shops at Nanuet and the Palisades Mall as well as main street businesses]



[nearby to the many options offered in both the Nanuet and Pearl River communities]

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IMAGES



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