



**Rand
Commercial**

351 Spook Rock Rd, Suffern, NY 10901

SALE AND LEASE

 Industrial

3,600 SF Industrial
1,000 SF Office (rented)

SALE \$400.00 PSF
LEASE \$24.00 PSF + utilities and
Tax & CAM

TEAM GRUBER

Team Gruber | Rand Commercial | Licensed Real Estate Salesperson, NYS & NJ

PROPERTY DESCRIPTION



Prime Industrial Location

FOR SALE | SPACE FOR LEASE — 4,600 SF End-Unit Industrial Condo Spook Rock Industrial Park | Suffern, Rockland County, NY

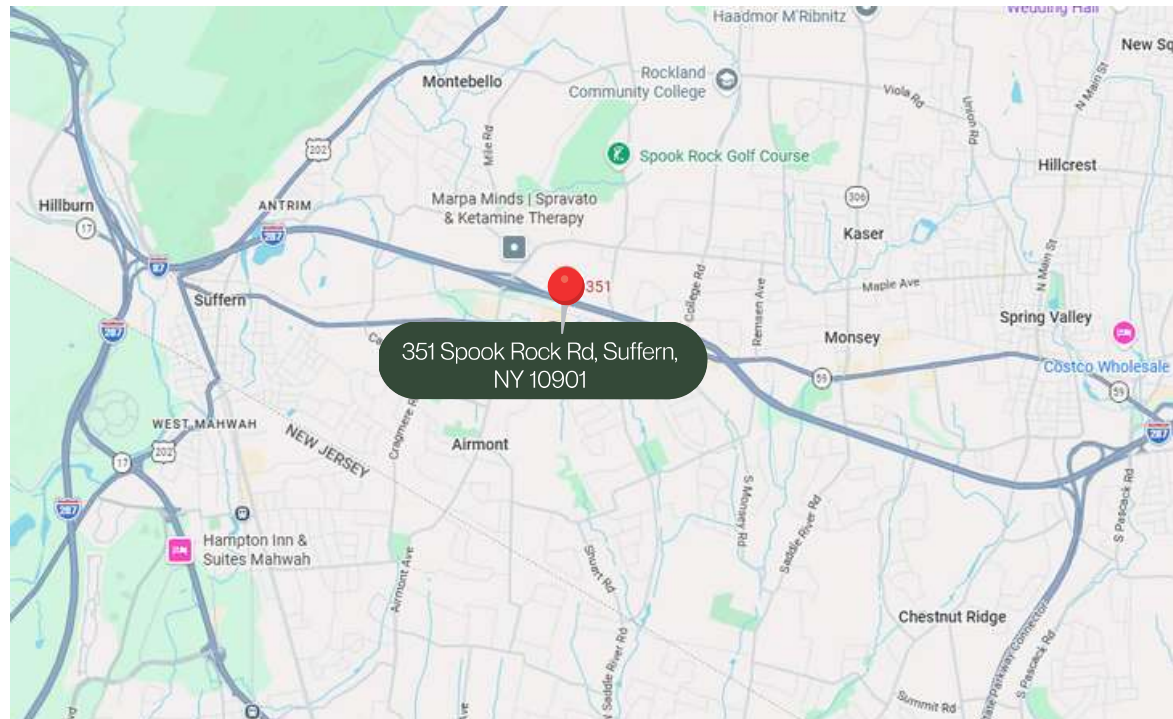
Well-located end-unit industrial condominium in one of Rockland County's premier industrial parks. Property includes 1,000 SF of rented office space at \$2,650/month with approximately 2 years remaining, providing immediate in-place income. An additional 3,600 SF of warehouse space is available for an owner-user or new tenant.

Features include 19.5-ft clear ceiling height, oversized 14-ft drive-in door, and additional parking at the end of the building. Excellent condition throughout.

Financials: Taxes \$11,200/yr | CC \$1,000/mo (exterior insurance included) | New roof already paid for.

Ideal for an owner-user or investor seeking a cash-flowing industrial asset with upside in a highly sought-after location.

PROPERTY LOCATION



☎ 845.203.4488

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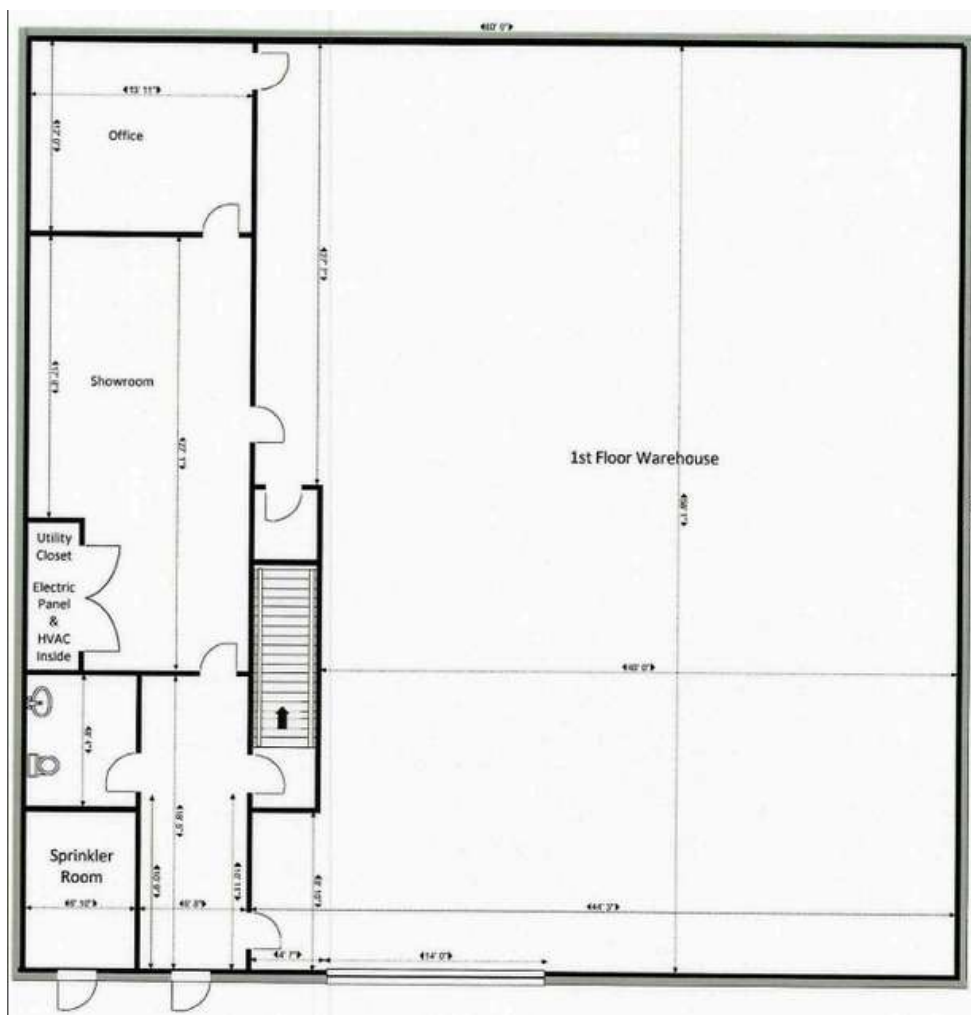
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PROPERTY FLOOR PLAN



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