

FOR LEASE

# 37 Ramland Road, Orangeburg NY 10962



- 12,000+ sqft for lease
- Offered at \$22.00 per sqft



## Jeffrey Hozias

*Associate Broker NY  
Licensed Agent NJ*

SCAN ME  
FOR A TOUR



FOR MORE INFORMATION, PLEASE CONTACT:

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**Rand  
Commercial**

# PROPERTY OVERVIEW

The Property includes 6,800 sf on the 1st floor consisting of 8 offices, kitchen, storage, open area and reception. 2,300 +/- Sf warehouse with 21 foot high ceilings . Second floor includes 5800 sqft broken down into 12 offices, 2 conference rooms throughout plus a kitchenette and showroom.

## AREA OVERVIEW

 **29**  
**Bikable**  
*Bike Score*

 **11**  
**Car-Dependent**  
*Walk Score*

 **0**  
**Minimal Transit**  
*Transit Score*

Almost all errands require a car. It is possible to get on a bus. Minimal bike infrastructure.

## POINT OF INTEREST NEAR 37 RAMLAND ROAD, ORANGEBURG, NY 10962

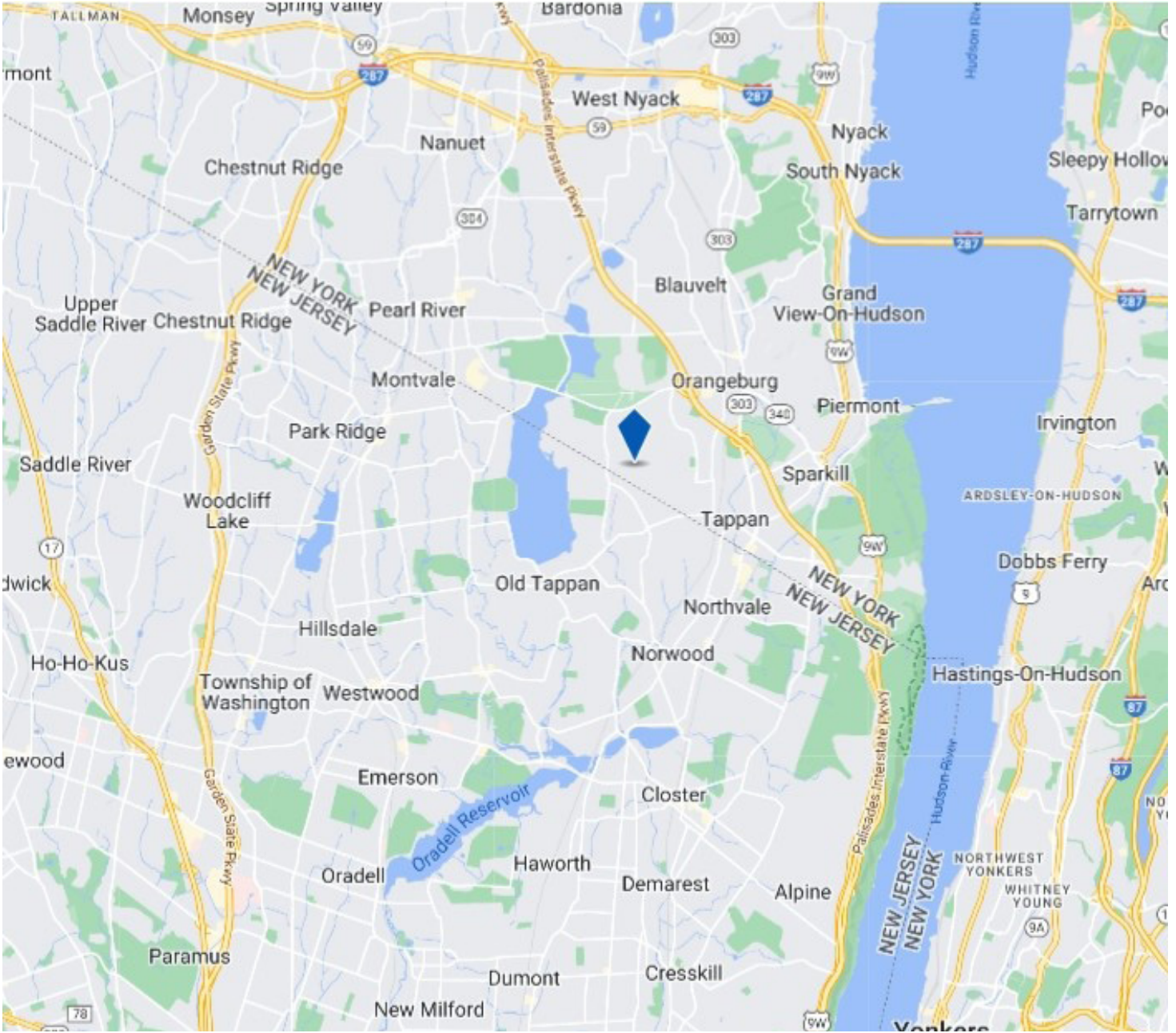
### LOCATION

### DISTANCE

|   |         |
|---|---------|
| The Bouwerie, Old Tappan, NJ, USA                     | 0.69 mi |
| Dairy Queen, Old Tappan, NJ, US                       | 1.27 mi |
| BBQ Chicken, Old Tappan, NJ, USA                      | 1.27 mi |
| Starbucks, Old Tappan, NJ, USA                        | 1.28 mi |
| Old Tappan Golf Club, Old Tappan, NJ, USA             | 0.65 mi |
| Orangetown Park, Pearl River, NY, USA                 | 0.83 mi |
| Veteran's Memorial Park, Pearl River, NY, USA         | 0.89 mi |
| Stanaland Park, Old Tappan, NJ, USA                   | 1.05 mi |
| Lake Tappan, Old Tappan, NJ, USA                      | 1.15 mi |
| Oaks' Park, Old Tappan, NJ, USA                       | 1.28 mi |
| Exxon, Old Tappan, NJ, USA                            | 1.05 mi |
| Kearny Bank, Old Tappan, NJ, USA                      | 1.27 mi |
| William O Schaefer Elementary School, Tappan, NY, USA | 0.69 mi |
| Rockland Children's Psychiatric Center, Orangeburg    | 1.09 mi |
| Harings Corner Substation, Old Tappan, NJ, USA        | 0.58 mi |
| Dorotokeys Run, Old Tappan, NJ, USA                   | 1.06 mi |



# LOCATION MAP







# PROPERTY PHOTOS



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