

# 3 ALPINE COURT

Chestnut Ridge, Rockland County, New York

±68,862 SF

Corporate Headquarters / Industrial Building

FOR LEASE



## LOCATION HIGHLIGHTS

- Attractive corporate park setting
- Easy access to NY State Thruway, Highway 17 and Route 303
- 3-minute drive to I-287 / I-87
- 3 miles to the Garden State Parkway
- Surrounded by industrial, office, residential and shopping centers



FOR MORE INFORMATION, PLEASE CONTACT:

**ROBERT SCHERREIK**  
Pyramid Brokerage (NY)  
Executive Managing Director  
+1 845 787 1373  
rscherreik@pyramidbrokerage.com

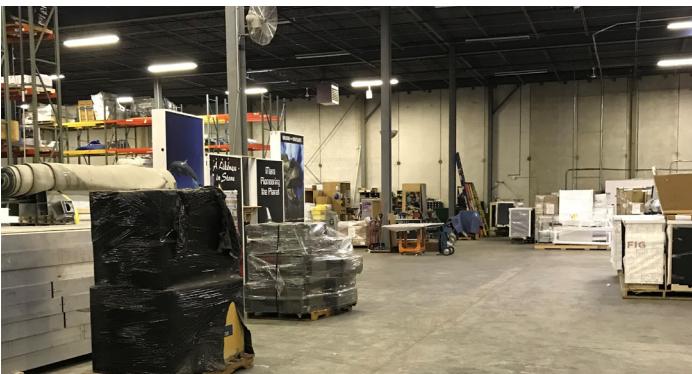
**ERIC SCHLETT**  
Cushman & Wakefield (NJ)  
Associate  
+1 201 508 5255  
eric.schlett@cushwake.com

**JAMES DESIMONE**  
Pyramid Brokerage (NY)  
Associate  
+1 845 787 1379  
jdesimone@pyramidbrokerage.com



3 ALPINE COURT, CHESTNUT RIDGE, NY

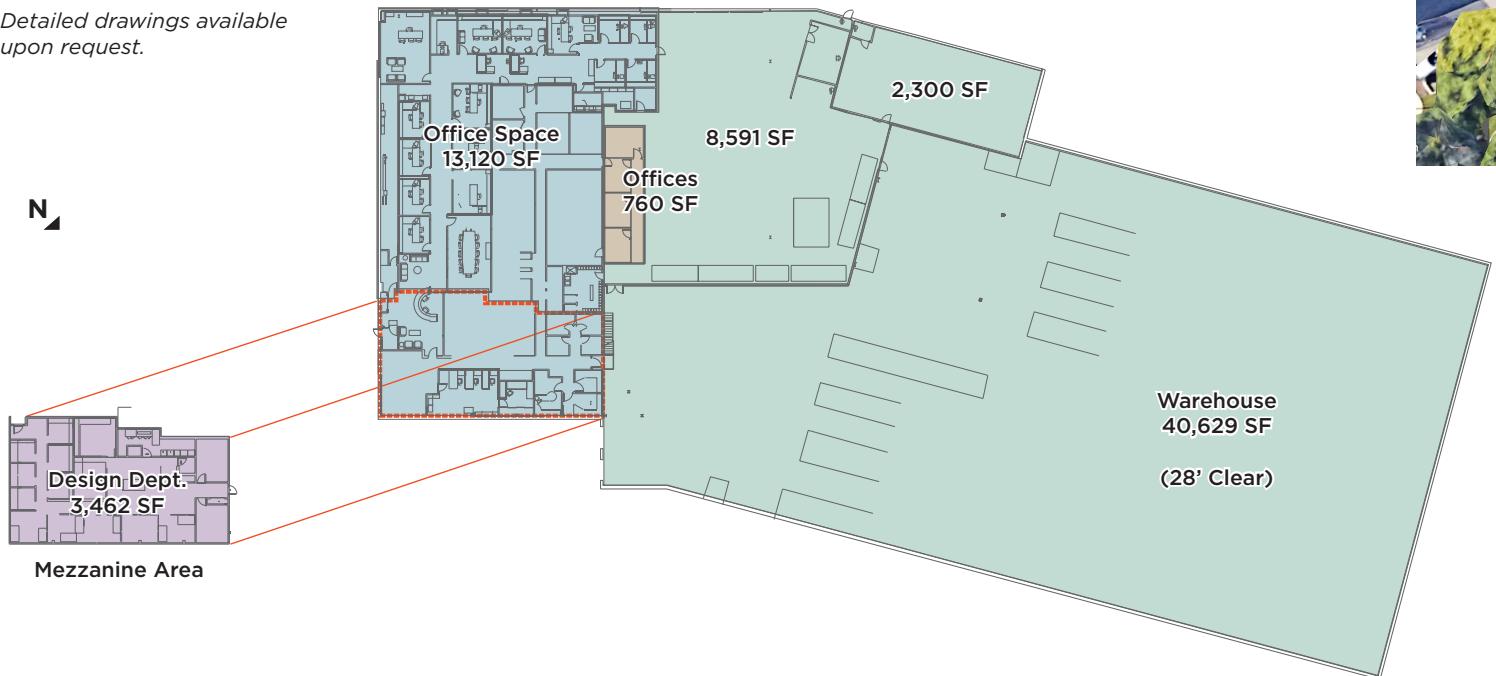
# FLOOR PLAN & BUILDING FEATURES



**±68,862 SF**  
Available for Lease

**±13,120 SF**  
Office Space

*Detailed drawings available upon request.*

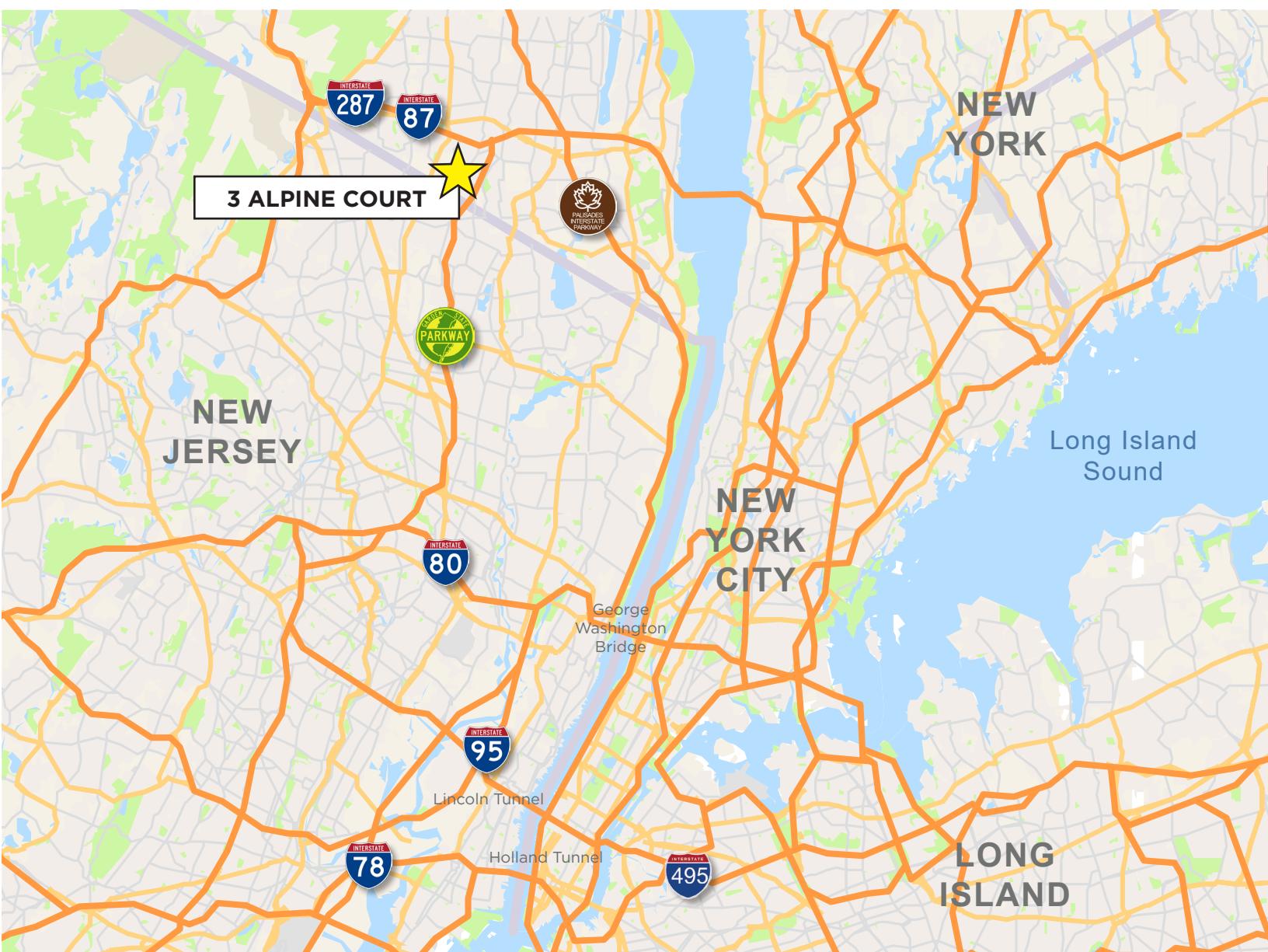




## ADDITIONAL FEATURES:

- **Possession:** October 2019
- **Built:** 1989
- **Loading:** 2 tailgates (expandable) + 1 drive-in door (expandable)
- **Ceiling Height:** 28' clear
- **Column Spacing:** 31' x 47'9" - Warehouse Area
- **Power:** 800 amps / 480/277 volts
- **Acres:** 4.48 (Expansion possible)
- **Zoning:** P1, Planned Industry
- **Parking:** ± 93 car spaces
- **Sprinklers:** 100% Wet system
- **Restrooms:** 3 bathrooms, locker room & shower

# LOCATION MAP



## FOR MORE INFORMATION, PLEASE CONTACT:

**ROBERT SCHERREIK**  
*Pyramid Brokerage (NY)*  
*Executive Managing Director*  
*+1 845 787 1373*  
*rscherreik@pyramidbrokerage.com*

**ERIC SCHLETT**  
*Cushman & Wakefield (NJ)*  
*Associate*  
*+1 201 508 5255*  
*eric.schlett@cushwake.com*

**JAMES DESIMONE**  
*Pyramid Brokerage (NY)*  
*Associate*  
*+1 845 787 1379*  
*jdesimone@pyramidbrokerage.com*

**Cushman & Wakefield of New Jersey LLC**  
One Meadowlands Plaza, 7th Floor  
East Rutherford, NJ 07073

[www.cushmanwakefield.com](http://www.cushmanwakefield.com)

**Pyramid Brokerage Company**  
356 Meadow Avenue, 2nd Floor  
Newburgh, NY 12550

[www.pyramidbrokerage.com](http://www.pyramidbrokerage.com)



*Independently Owned & Operated*  
*A Member of the Cushman & Wakefield Alliance*