

# 750 WEST NYACK ROAD

WEST NYACK, NY 10994

INDUSTRIAL PROPERTY FOR LEASE



## Property Description

Exceptional industrial space offering approximately 6,000 square feet of well-maintained and functional layout. The property features a combination of warehouse and shop areas, including approximately 500 square feet of built-out office space.

The industrial section provides a clear height range starting at approximately 12 feet 9 inches, with a peak height of 15 feet 6 inches. The remainder of the space offers ceiling clearances from 9 feet 5 inches up to 13 feet 4 inches. One loading dock provides easy access for deliveries and shipping.

The space is equipped with radiant floor heating, a newly installed suspended gas heater, and two ceiling fans—one of which is brand new. A dust extraction system is in place, along with a large vent previously used to support a spray booth area. Electrical and gas infrastructure have been upgraded, including an approximately two-inch gas line.

Wiring is in place for security camera installation, and a forklift with battery can be made available for purchase if desired.

This property is ideally suited for light industrial, fabrication, or specialized trades requiring clean, efficient space with strong mechanical systems and flexible layout options.

Asking Price: \$24.00 per square foot plus utilities.

## Offering Summary

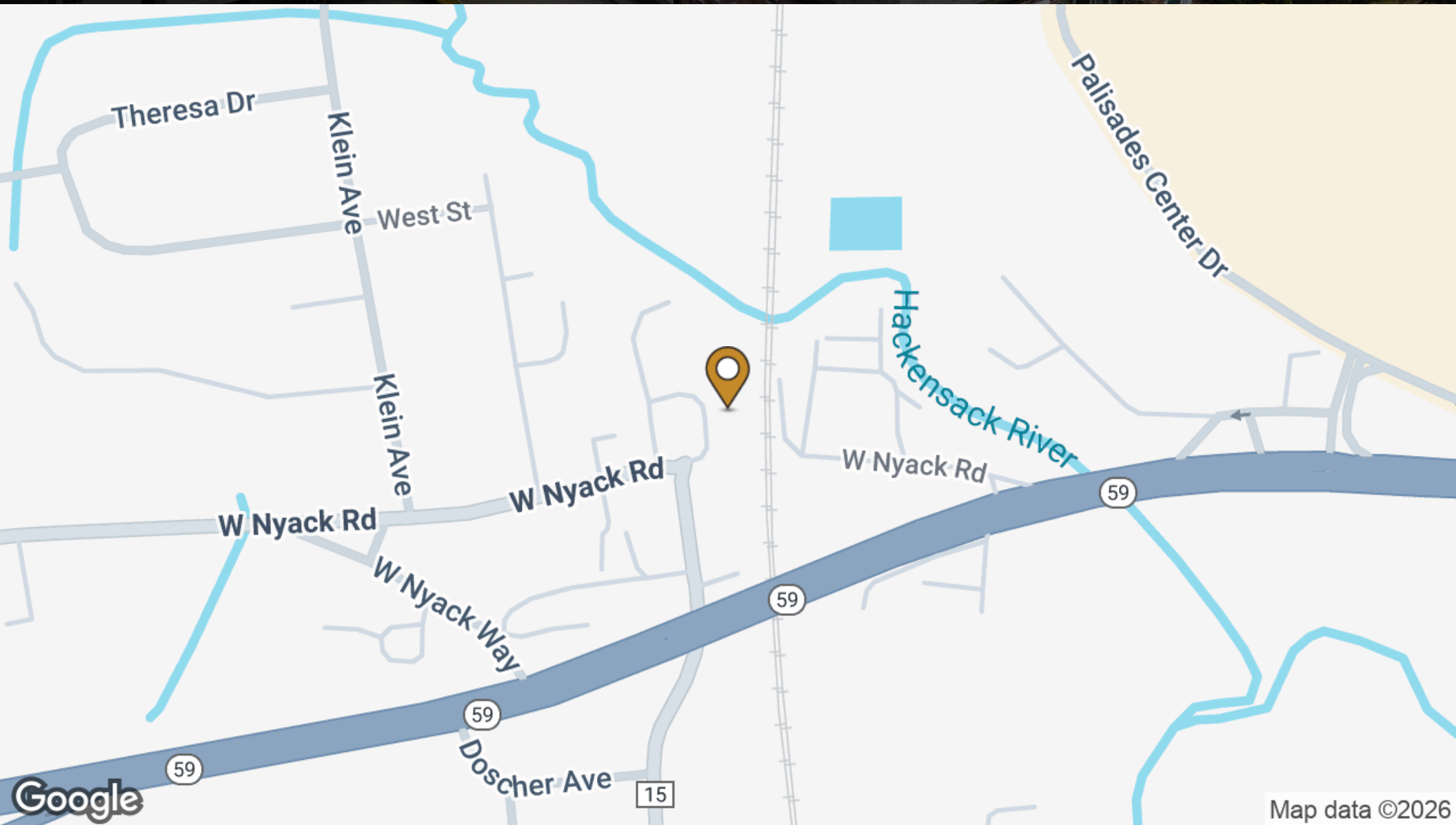
Lease Rate:	\$24.00 SF/yr (MG)
Available SF:	6,000 SF
Building Size:	6,000 SF

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	151	363	1,025
Total Population	464	1,108	3,101
Average HH Income	\$199,596	\$198,515	\$188,931

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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	464	1,108	3,101
Average Age	41	41	42
Average Age (Male)	39	40	41
Average Age (Female)	42	43	44

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	151	363	1,025
# of Persons per HH	3.1	3.1	3
Average HH Income	\$199,596	\$198,515	\$188,931
Average House Value	\$670,612	\$672,480	\$687,072

Demographics data derived from AlphaMap

