110,000 ± SQ. FT. INVESTMENT SALE/LEASEBACK



Eric Lewin

Office (201) 438-1177

Mobile (201) 832-4569

elewin@teamresourcesinc.com

PALISADES, NY 10964





275 OAK TREE RD // PALISADES, NY 10964

Team Resources, as exclusive agent, is pleased to present 275 Oak Tree Rd in Palisades, NY now available for sale with leaseback. This 110,000 +/- sq. ft. industrial space is ideally suited for warehousing, and/or light industrial use. Situated on a 19.64 acre lot this superb property offers easy access to The New York Thruway via Route 303, the Palisades Interstate Parkway and just a short drive from the Tappan Zee Bridge. The property offers strong regional connectivity throughout Northern Bergen, Rockland and Westchester Counties as well as Manhattan.



Property Description	
Building Size:	110,000 ± sq. ft.
Acreage:	19.64 acres (Expansion possible)
Office Space:	2,000 ±sq. ft.
Ceiling Height:	22' clear
Loading Doors:	10 tailboard doors
Parking:	70 cars
Sprinklers:	wet
Power:	800 amps (heavy)
Sale Price:	Upon Request
Taxes:	\$2.93 per sq. ft.

Proximity to Major Roadways

Palisades Interstate Pky
 Tappan Zee Bridge
 GWB
 Ports of Newark/Elizabeth 30.1 mi

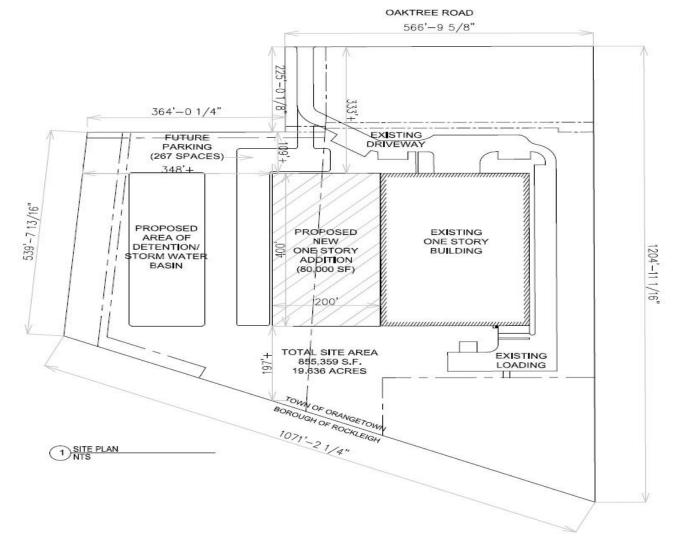
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PROPERTY PHOTOS









All information furnished is from sources deemed reliable; however we have not verified it and it is submitted subject to errors, omissions, change of price, prior sale or lease, or withdrawal without any notice. No representation is made as to zoning, physical condition, fire sprinkler adequacy or environmental status of any property and prospective purchasers/tenants are urged to conduct whatever independent investigation they, their attorneys and advisors deem necessary to confirm that a property is suitable for the intended use. Any commissions due cooperating brokers are subject to all terms and conditions upon which we and our clients have agreed.

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