



Ridge Stone
Realty Group

**Food Processing • Manufacturing
Warehouse Space • Available for Sale**

31,200 SF Building with Possible Expansion to Add 42,000 SF



**1 Ramapo Avenue,
Suffern, NY 10901**

FOR ADDITIONAL
INFORMATION CONTACT:

Aron Fulop
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aron@ridgestonere.com



Property Summary

Ridge Stone Realty Group is pleased to offer a purchase opportunity for the property at One Ramapo Avenue, encompassing 1.27 acres with 31,200 square feet of food processing, manufacturing, and warehouse space.

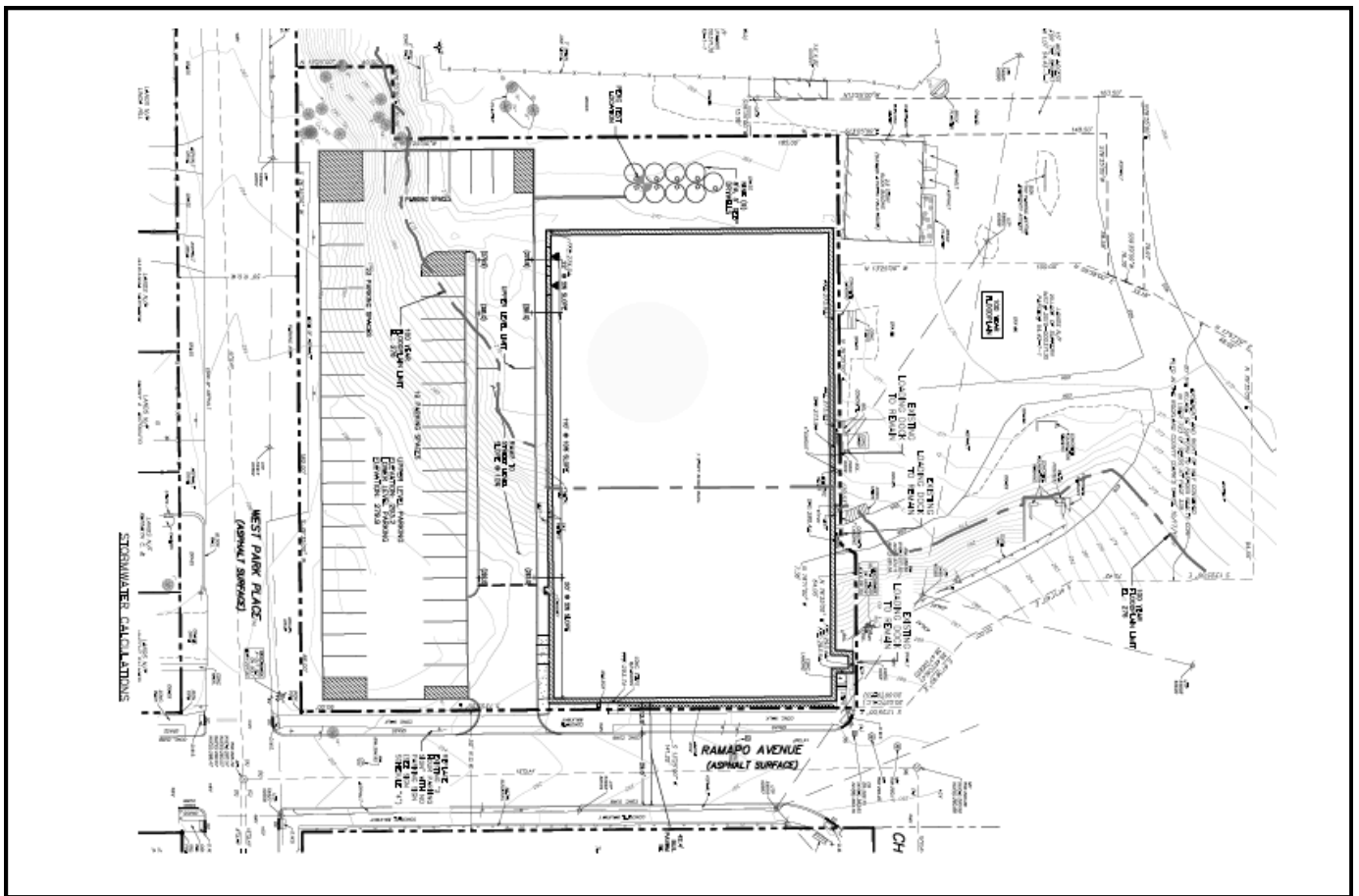
The property features an 12' ceiling height and is equipped with three dock doors, providing efficient loading access.

Additionally, the property is in the midst of approvals for an additional expansion to add 42,000 square feet of food processing, manufacturing, and warehouse space.

The property is strategically located 2 miles from the New York/New Jersey border and 2 miles from the NY Thruway Interstate 87/287.

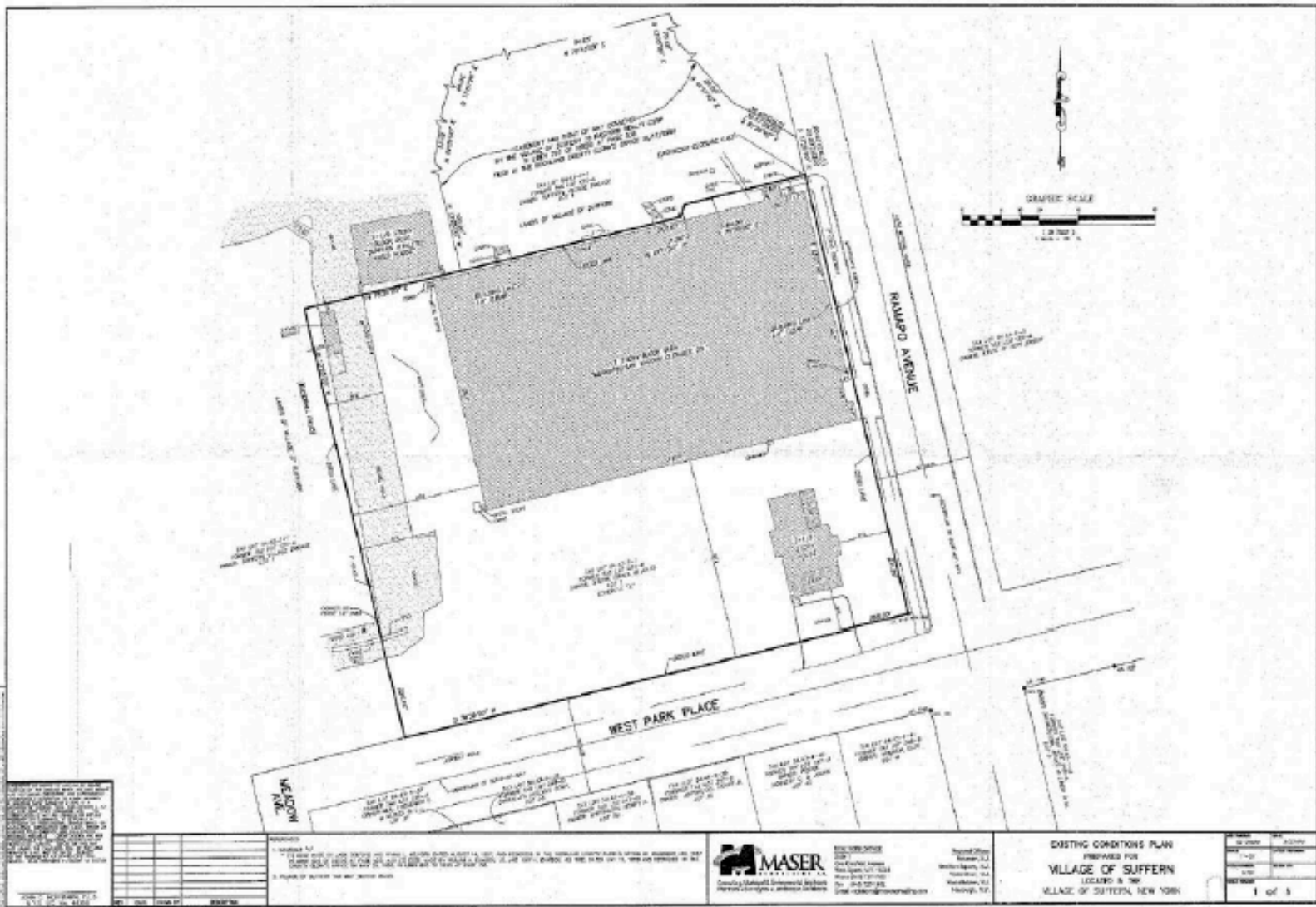
Property Highlights

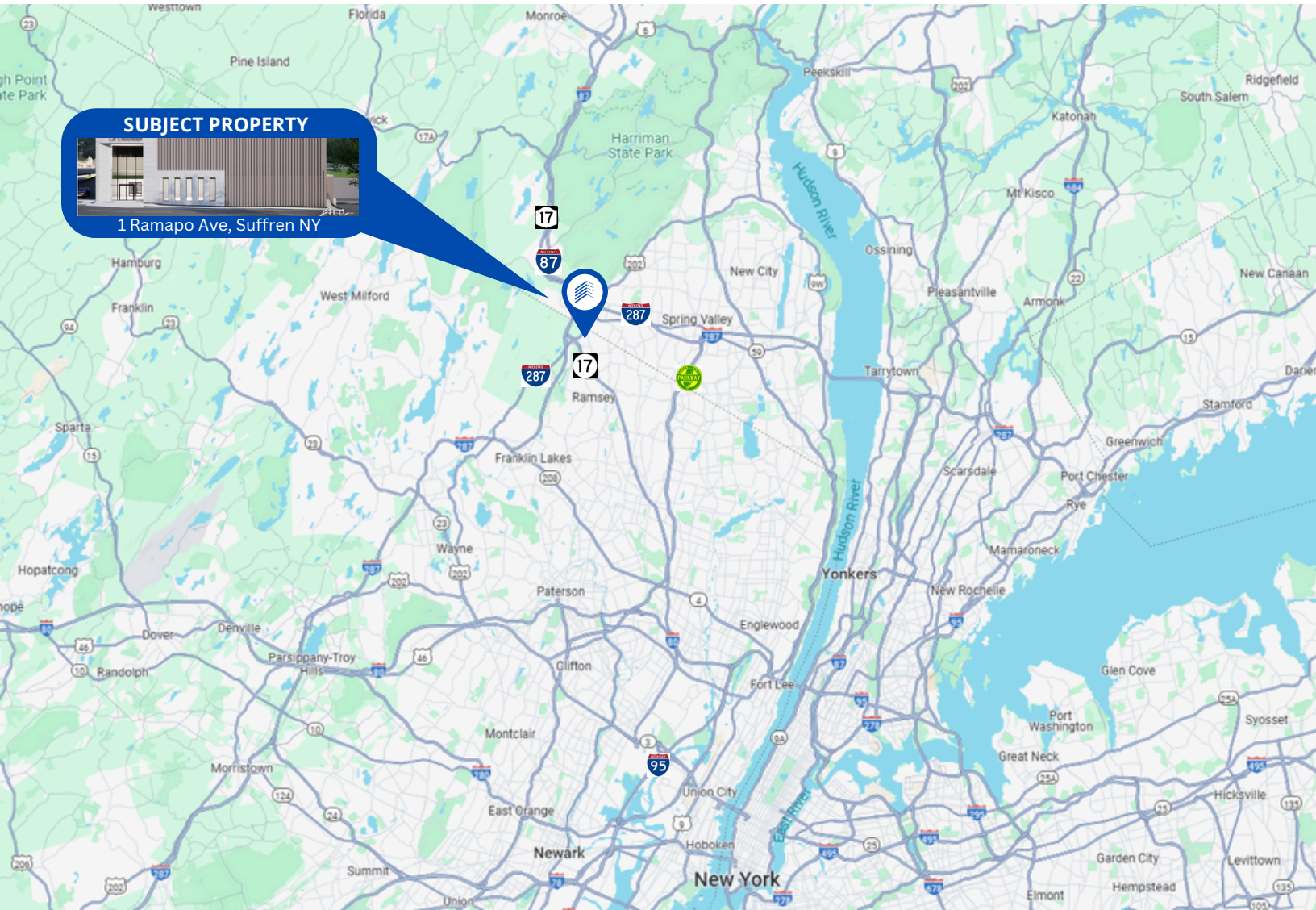
- **Building SF:** +/- 31,200 SF (Possible Expansion to add 42,000 SF)
- **Lot Size:** 1.27 Acres
- **Loading Docks:** 2
- **Drive in:** 1
- **Clear Ceiling Height:** 12'
- **Heat:** Blowers
- **AC:** Entire Space Fully Air Conditioned
- **Water / Sewer:** Municipal
- **Power:** 800 AMP – 3 Phase
- **Drainage:** Floor Drains
- **Use:** Food Processing / Manufacturing / Warehouse space.
- **Zoning:** Zoning M – Manufacturing / Warehousing
- **Taxes:** \$58,800 Year 2024 (\$1.84 PSF)
- **Asking Price:** Please contact broker



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1.9 Miles
Route I-87



2 Miles
NY-17



2.3 Miles
Route I-287



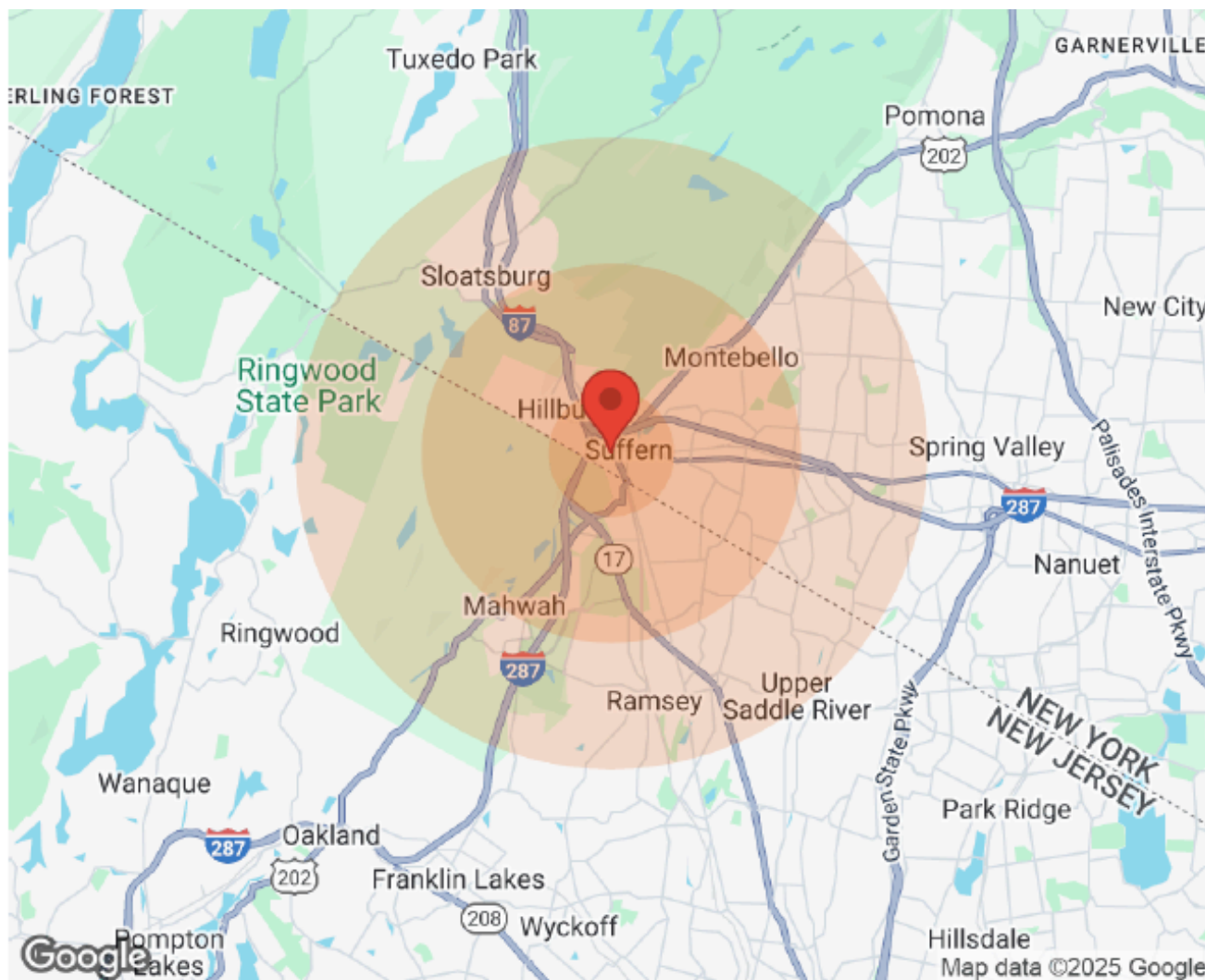
2.3 Miles
NJ-17

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Population	1 Mile	3 Miles	5 Miles
Male	3,904	17,634	55,175
Female	3,859	19,239	57,064
Total Population	7,763	36,873	112,239

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,493	6,420	24,978
Ages 15-24	919	4,443	18,351
Ages 25-54	3,258	13,519	37,216
Ages 55-64	1,005	5,173	13,257
Ages 65+	1,088	7,318	18,437

Race	1 Mile	3 Miles	5 Miles
White	6,046	31,350	101,226
Black	266	859	2,826
Am In/AK Nat	8	183	200
Hawaiian	N/A	N/A	3
Hispanic	2,009	3,997	7,367
Multi-Racial	2,242	4,032	6,920

Income	1 Mile	3 Miles	5 Miles
Median	\$78,964	\$87,168	\$91,050
< \$15,000	250	739	2,373
\$15,000-\$24,999	204	1,110	2,524
\$25,000-\$34,999	160	840	2,352
\$35,000-\$49,999	383	1,551	3,159
\$50,000-\$74,999	497	2,619	5,263
\$75,000-\$99,999	410	2,148	4,437
\$100,000-\$149,999	650	2,932	6,441
\$150,000-\$199,999	241	1,372	3,869
> \$200,000	150	1,795	5,243

Housing	1 Mile	3 Miles	5 Miles
Total Units	3,036	16,275	38,322
Occupied	2,794	15,529	36,433
Owner Occupied	1,661	11,843	27,025
Renter Occupied	1,133	3,686	9,408
Vacant	242	746	1,889

ARON FULOP**(646) 389-1012****aron@ridgestonere.com**

Aron Fulop joined the Real Estate Industry back in 2018 and has since transacted approximately \$250MM in Investment and End user sales. He specializes Sale and Lease, covering NY, NJ and PA, specializing on Industrial properties. Already in his career he has transacted numerous high-profile deals and has extensive experience helping clients on both the buyer and seller sides of Commercial real estate. Aron's extensive knowledge of the market and his focus on outworking the competition has allowed him to consistently find the best deals in a highly competitive market place.

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