

INDUSTRIAL LOT FOR LEASE

+/- 1.5 ACRES (65,000 sqft)

121 Route 303, Tappan, NY 10983



Prime Outdoor Storage & Commercial Land

Located in the southeast section of Rockland County, this +/- 1.5-acre (65,340 SF) level lot offers exceptional access to New York City, Northern New Jersey, and major regional freight corridors. Positioned directly on Route 303, the site is perfectly suited for outdoor material storage, vehicle staging, or industrial operations.

THE DETAILS:

- **Rental Rate:** \$4.00 / SF / YR (Gross)
- **Total Lot Size:** 1.50 AC
- **Property Type:** Land / Commercial
- **Zoning:** Commercial / Industrial Use
- **Lease Term:** Negotiable
- **Office Space:** Available





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| <ul style="list-style-type: none"> • Strategic Location: Near NY/NJ border. • Accessibility: Exit 5 on Palisades Pkwy. • Logistics: Access to 9W, 340, and I-87. | <ul style="list-style-type: none"> • Infrastructure: Sewer, Water, Gas, Electric. • Office Space: Available for additional fee. • Ideal Use: Staging, Storage, Landscaping. |
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Exclusively Listed By:

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