

# 345-351 SPOOK ROCK RD

SUFFERN, NY 10901

INDUSTRIAL PROPERTY FOR LEASE



## Property Description

Position your business in one of Rockland County's premier industrial hubs—Spook Rock Industrial Park. 345-351 Spook Rock Road offers outstanding functionality, visibility, and flexibility within a clean and professionally managed setting. The space features 18-foot clear ceiling height, an oversized 14-foot-wide drive-in door, and 120 SF of private office space—well-suited for light manufacturing, distribution, or specialty industrial operations.

Located within a meticulously maintained condominium warehouse complex, the unit presents a rare opportunity to lease with an option to purchase. Additional parking is conveniently located at the end of the building, and the premises are in excellent condition.

Lease rate includes property taxes and common area maintenance.

## Offering Summary

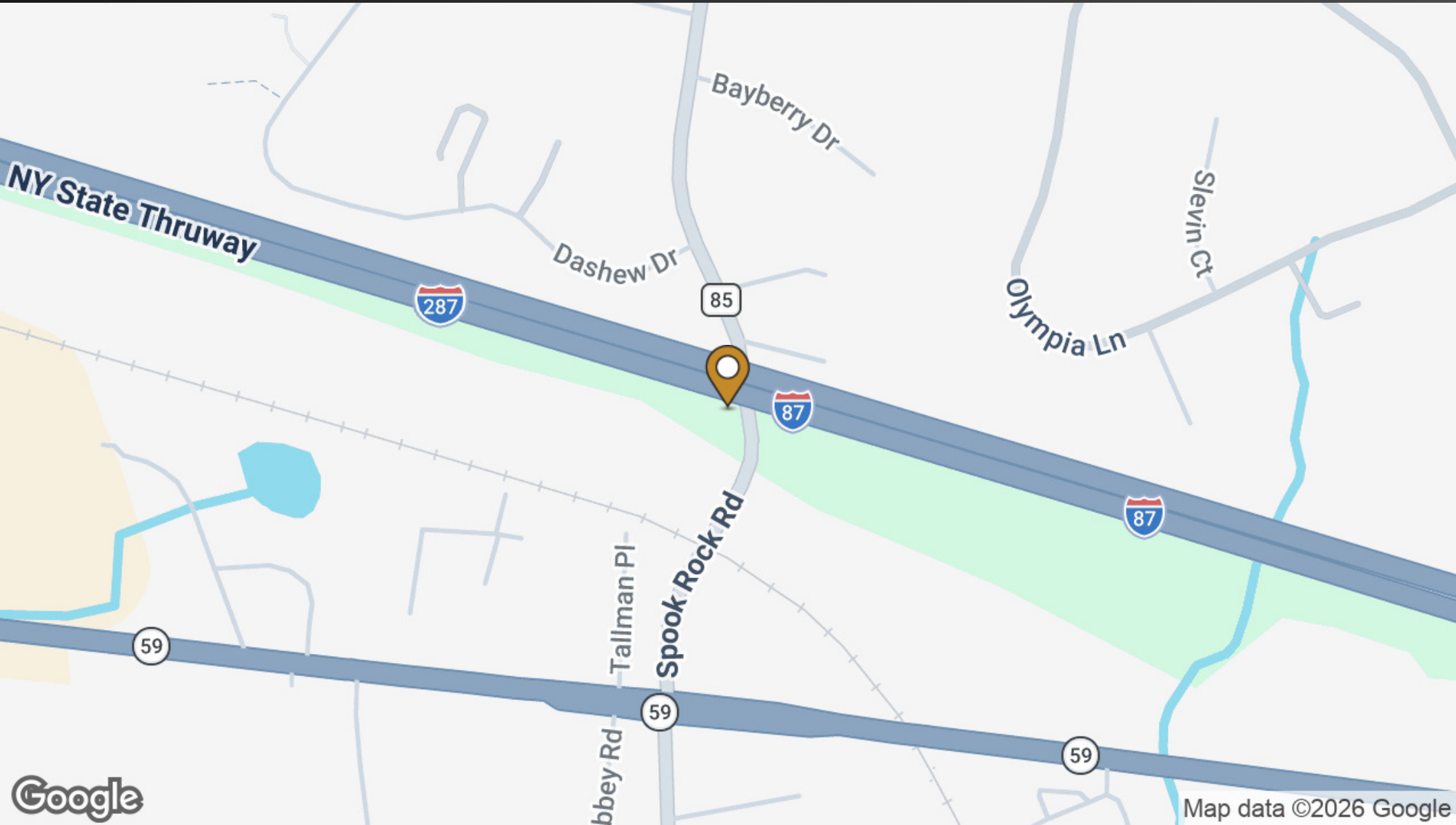
Lease Rate:	\$7,500- 9,225.00 per month
Available SF:	3,600 SF

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	223	672	2,414
Total Population	738	2,266	9,580
Average HH Income	\$122,572	\$122,368	\$115,117

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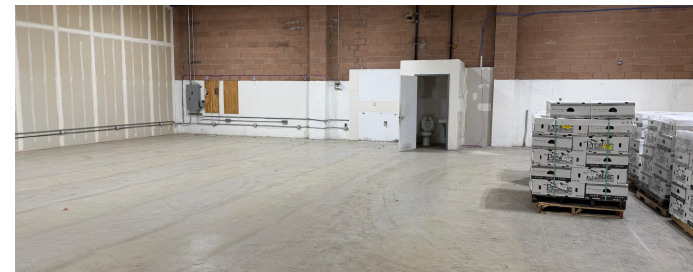
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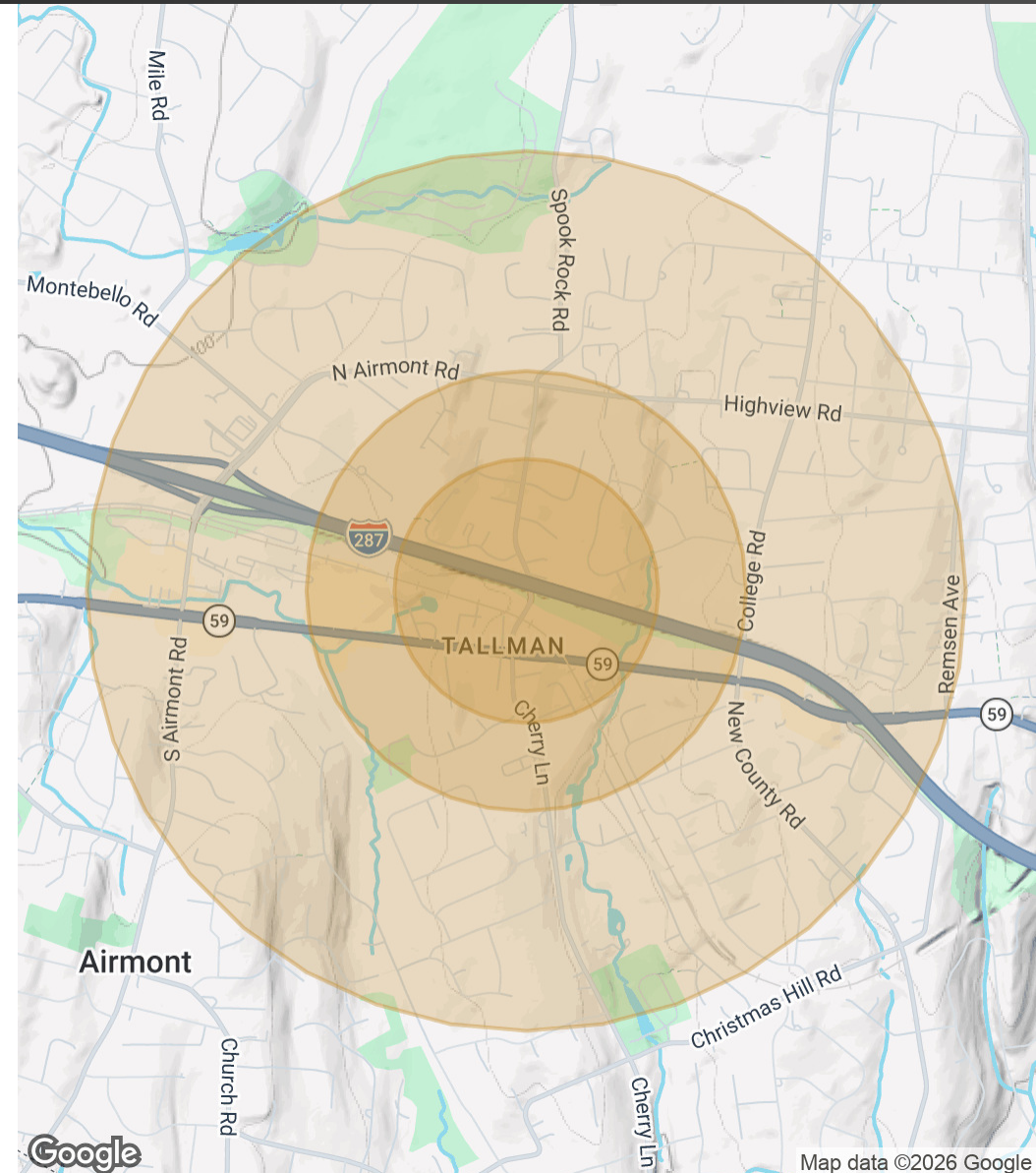
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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	738	2,266	9,580
Average Age	40	39	33
Average Age (Male)	38	37	32
Average Age (Female)	43	42	35

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	223	672	2,414
# of Persons per HH	3.3	3.4	4
Average HH Income	\$122,572	\$122,368	\$115,117
Average House Value	\$1,064,576	\$1,052,561	\$988,310

Demographics data derived from AlphaMap



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**EXHIBIT A**  
**(Floor Plan)**

