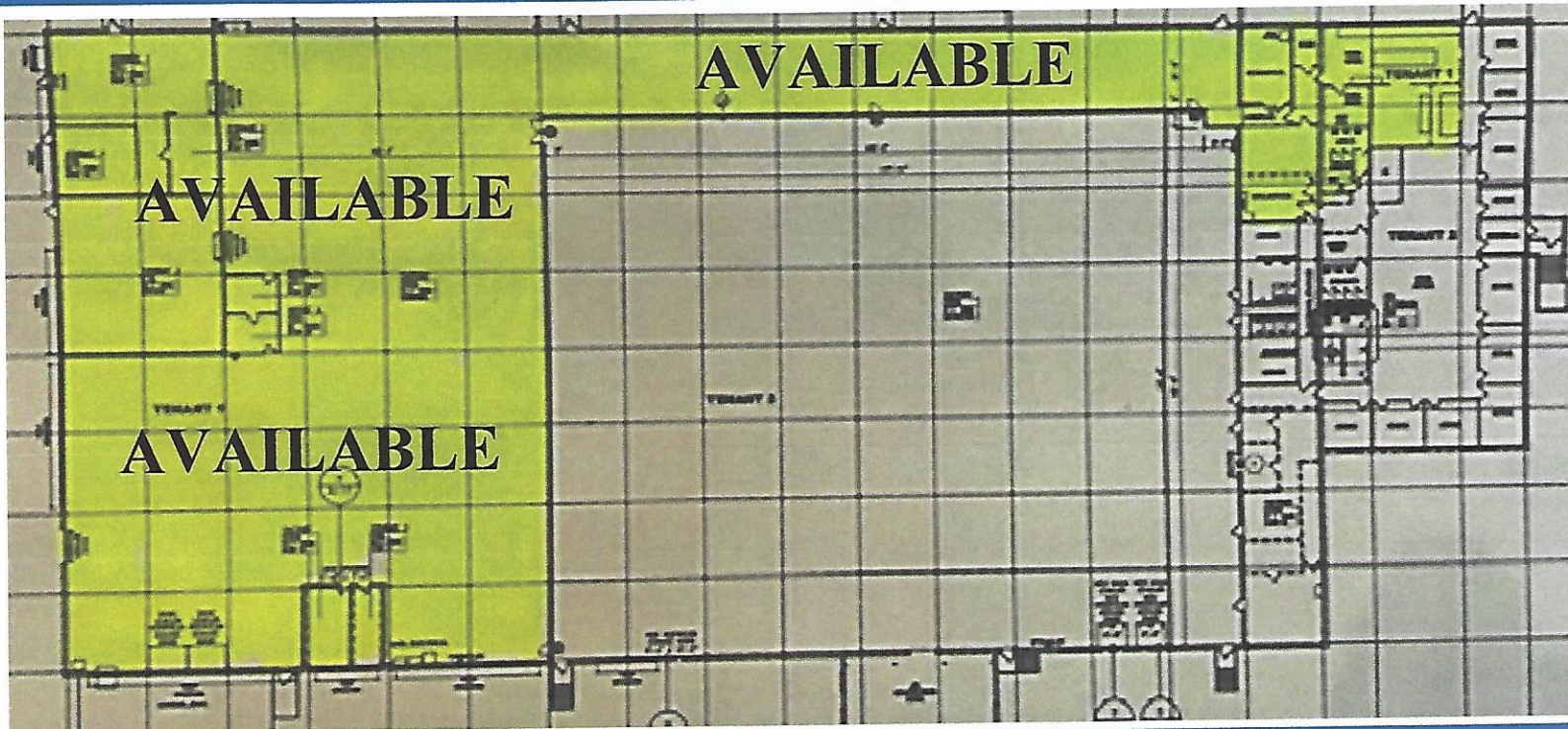


524 Route 303, Orangeburg, NY
+/-27,8421 Warehouse/Office Complex
\$8.75 PSF NNN



NRT



AVAILABILITY May 1, 2025

Space Details and Property Information

OCCUPANCY: Available May 1, 2025. Reduced from initial asking \$11.95 PSF to \$8.75 PSF.

ZONING: LO-Laboratory/Office district with Special Permit in place for Light Manufacturing.

LOADING DOCKS: There are two loading docks of 7'8" X 9' with tailgate plate levelers;

DRIVE-IN: There is one drive-in of 8' to 10';

LIGHTING: All high efficiency LED lighting throughout the entire warehouse and any office complex needed;

SPRINKLER SYSTEM: 100% wet system throughout building. Incoming 150 psi water pressure;

BATHROOMS: Men's and Women's bathrooms available in office complex.

SEWER LINES: Connects from building to municipal system;

WATER: Domestic and fire control water supplied by public system with 8"-main at 155 psi into building.

ELECTRIC & GAS: Supplied by Orange & Rockland Utilities; **TAXES/CAM:** +/- \$3.99 PSF.

PROPERTY & PARKING: +/-90 perimeter parking spots around structure on 8.3 treed park-like acres:

LOCATION: Situated only ±20 air miles north of Times Square in NYC in suburban setting. Quick access to NYC, Westchester County, Long Island, and northern and central NJ via extensive highway network. Good highway access: 5-minute drive via NY Route 303 to NYS Thruway Exit 12 per Google Maps, 10 minutes to Mario Cuomo Bridge, 3 minutes to PIP Exits 5 and 6, and 24 minutes to G.W. Bridge.

Steven Shell – Commercial Agent

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Coldwell Banker Commercial®
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