

# 80 West Nyack Road

±5 Acre Industrial Outdoor Storage

80 West Nyack Road  
Nanuet, NY 10954

## 32 Door Truck Terminal + Maintenance Garage



## Property Details

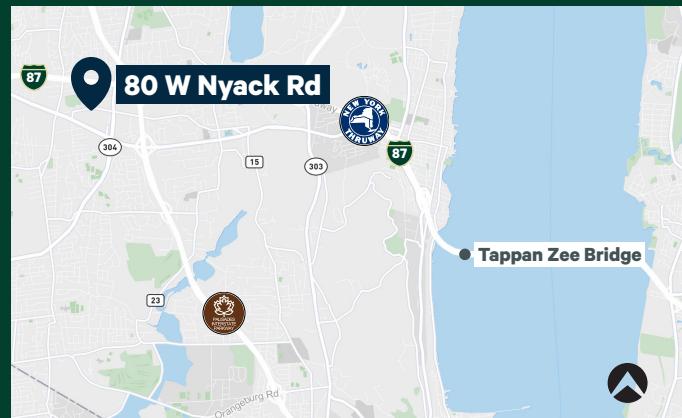
### ±9,738 SF Truck Terminal

- + ±8,491 SF warehouse
- + ±1,247 SF office
- + 32 (9' x 9') dock doors
- + Fully fenced & secured

### ±4,250 SF Maintenance Garage

- + ±1,768 SF warehouse
- + ±1,524 SF office
- + 958 SF garage
- + 12 (9' x 9') dock doors
- + 2 (10' x 12') drive-in doors

[80westnyackroad.com](http://80westnyackroad.com)



# Floor Plan | Truck Terminal

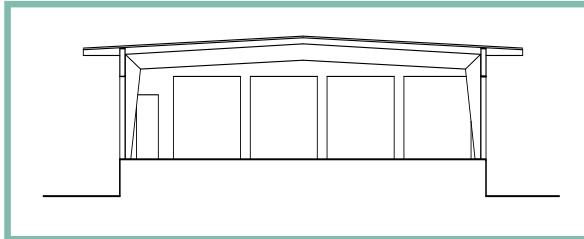
**±9,738 SF**

**±8,491 SF WAREHOUSE**

**±1,247 SF OFFICE**

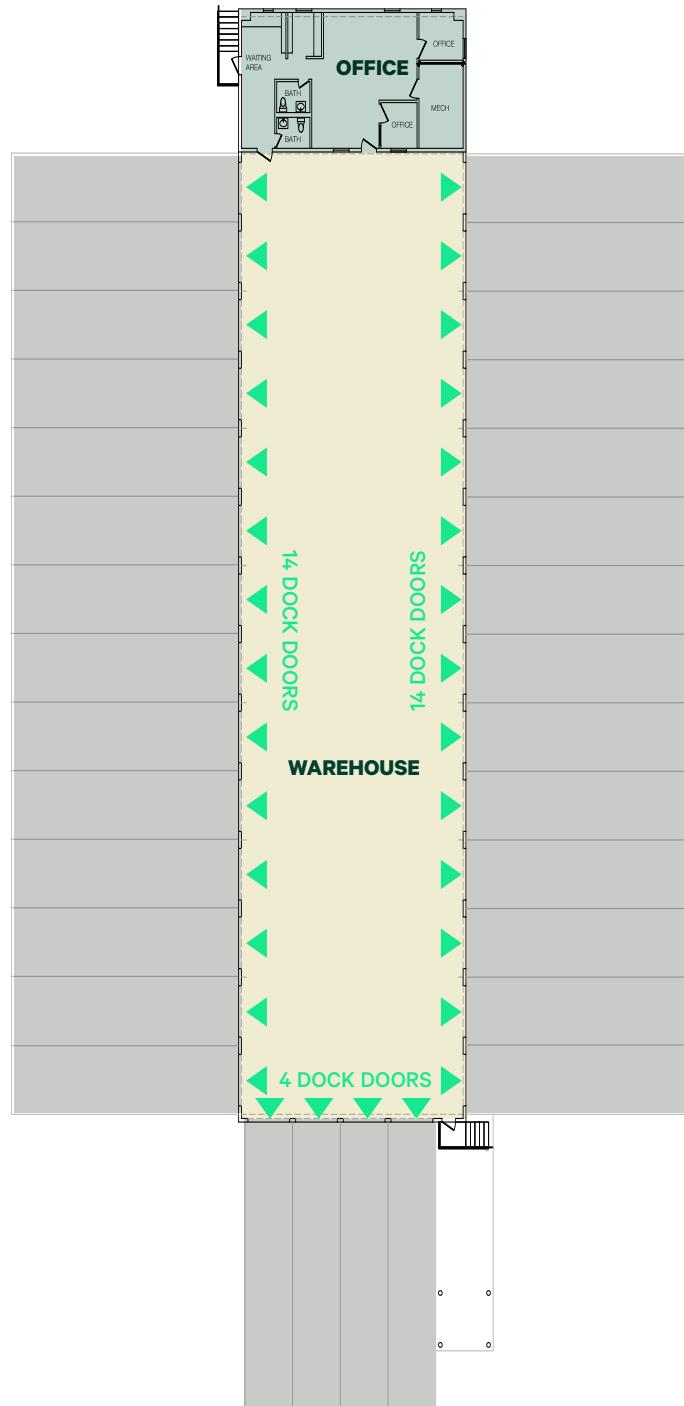
**32 DOCK DOORS**

**FULLY FENCED & SECURED**

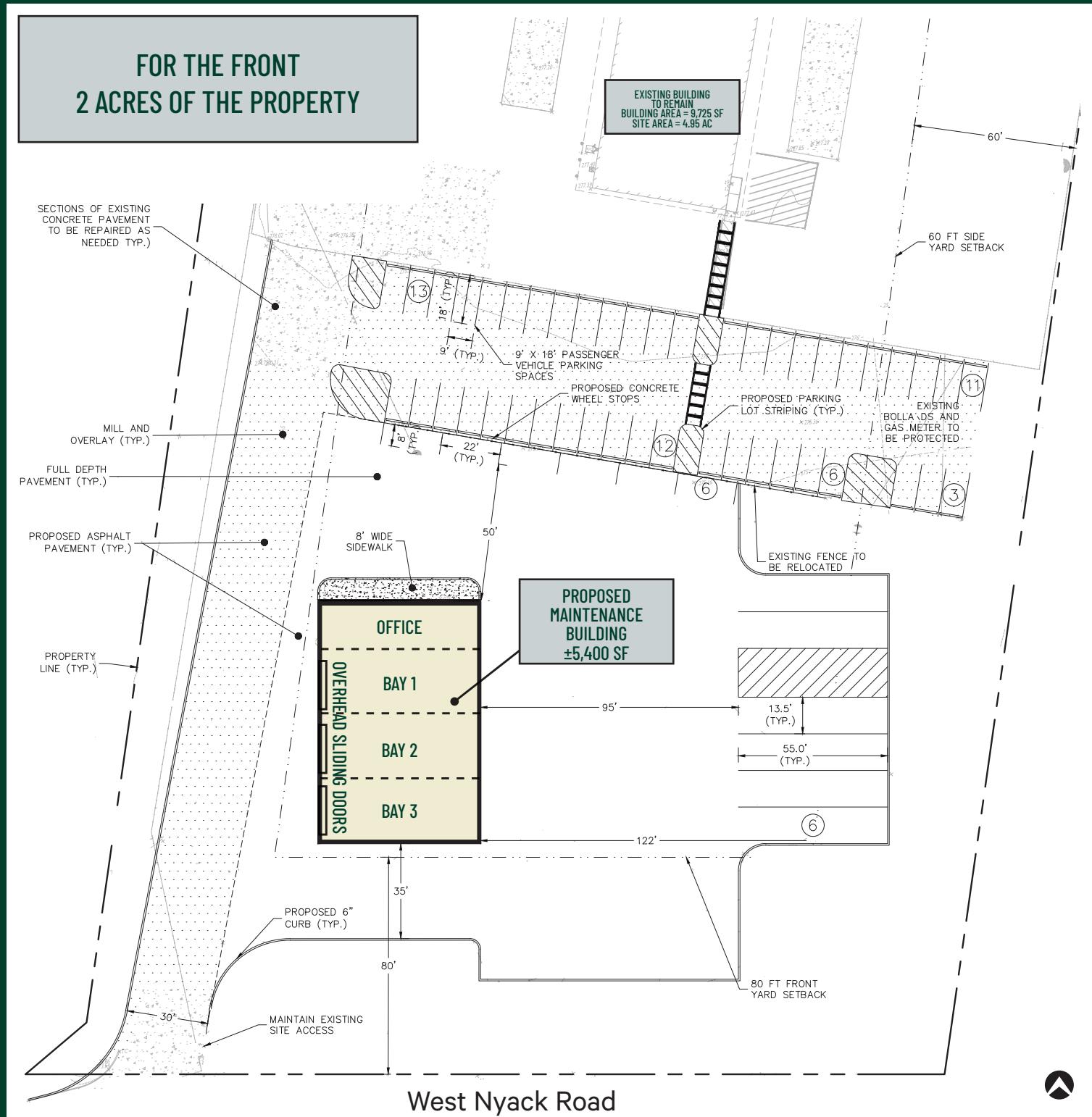


## NEW IMPROVEMENTS!

- + NEW **PAVING**
- + NEW **LED LIGHTS**
- + NEW **DOCK DOORS**  
& **EQUIPMENT**
- + NEW **PERIMETER**  
**FENCING**
- + BUILDING **PAINTED**



# Concept Plan | Proposed Maintenance Building

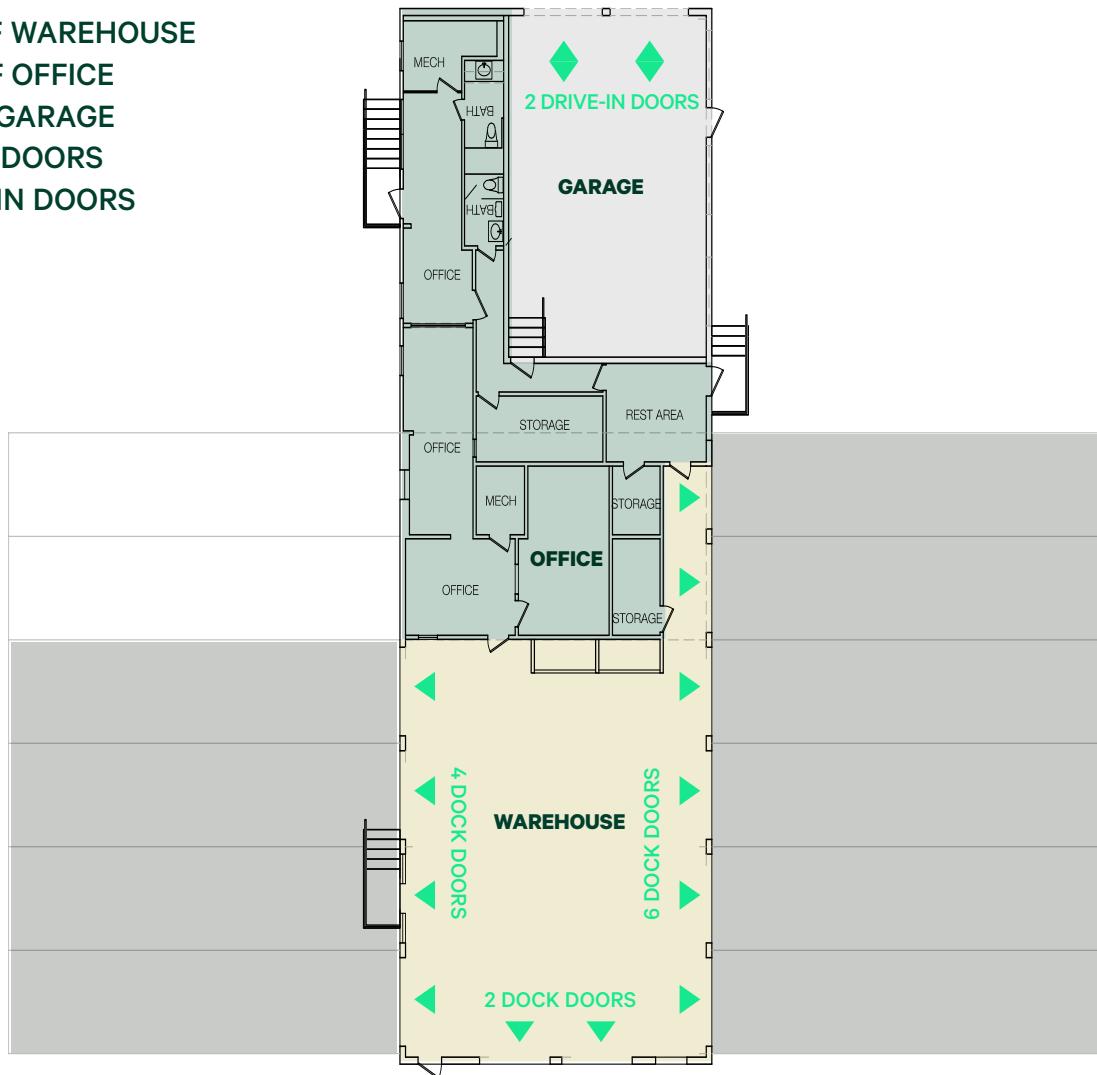
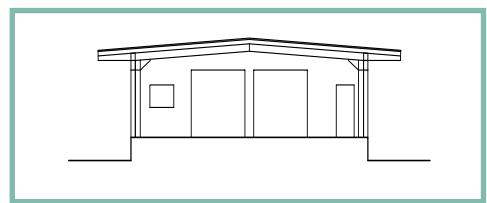


# Floor Plan | Existing Maintenance Building

FOR THE FRONT  
2 ACRES OF THE PROPERTY

$\pm$ 4,250 SF

$\pm$ 1,768 SF WAREHOUSE  
 $\pm$ 1,524 SF OFFICE  
 $\pm$ 958 SF GARAGE  
12 DOCK DOORS  
2 DRIVE-IN DOORS

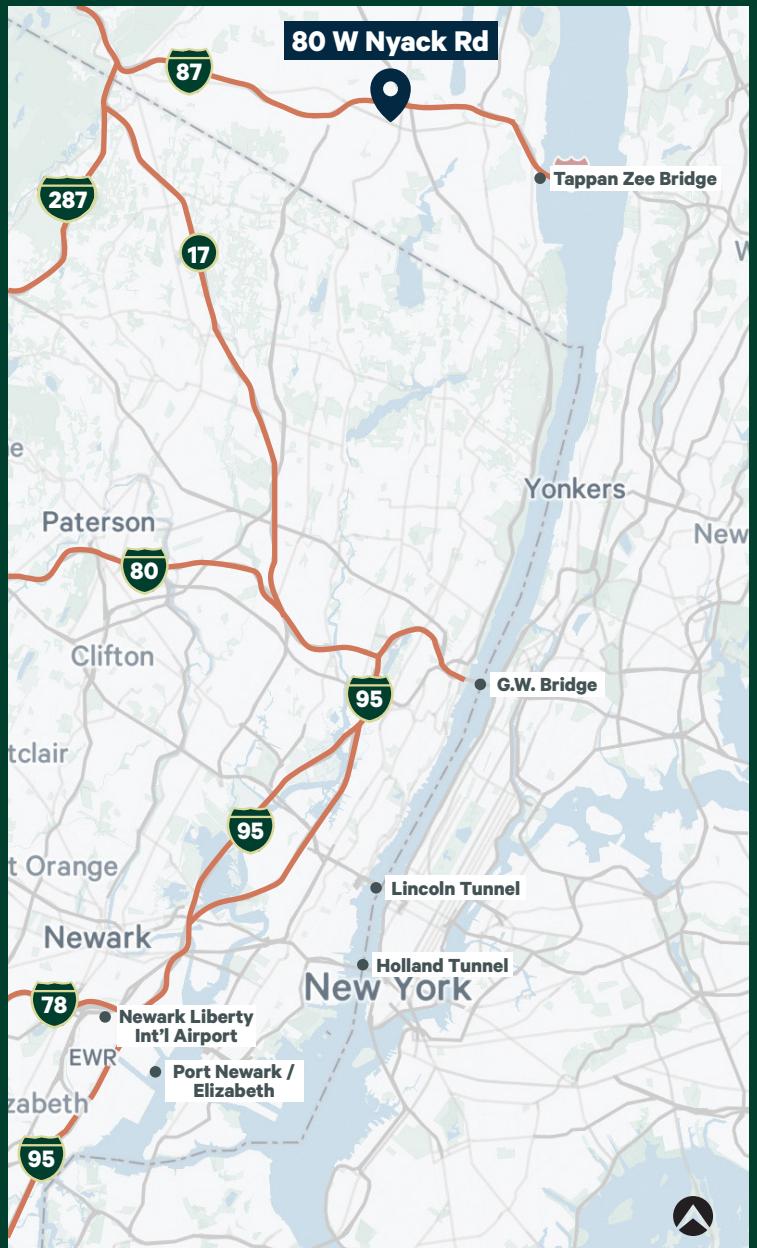


# Location Advantages

## Direct Access to the Tri-State Area & New York City

### KEY DISTANCES

NEW YORK STATE THRUWAY / I-287	4 MINUTES / 1.3 MILES
ROUTE 303	6 MINUTES / 3.4 MILES
TAPPAN ZEE BRIDGE	9 MINUTES / 6.8 MILES
GEORGE WASHINGTON BRIDGE	22 MINUTES / 19.8 MILES
LINCOLN TUNNEL	38 MINUTES / 32 MILES
NEWARK LIBERTY INT'L AIRPORT	45 MINUTES / 39 MILES
HOLLAND TUNNEL	46 MINUTES / 35 MILES
NEW YORK CITY	46 MINUTES / 34 MILES
PORTS NEWARK / ELIZABETH	51 MINUTES / 42 MILES



## Contact Us

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