

# 345 State Hwy 17, Hillburn, NY 10931

## FOR SALE | 2.09± Acres | 5,311 SF FLEX



- **Zoned: Light Manufacturing (Retail Possible)**
- **Total Building Area: 5,311 SF**
- **Lot Size: 2.09 Acres**
- **Warehouse: 2,500 SF +/-**
- **Office Area: 2,800 SF +/-**
- **Drive-Ins: 2**
- **Clear Ceiling Height: 29' Warehouse Area**
- **Lot Surface: 1.5 Acre +/- Paved and Gravel Yard**
- **Expansion Potential: Up to 5,000 SF Additional Building Area**

For Additional Information Contact

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