

Building Better Communities With.....



ROCKLAND COUNTY INDUSTRIAL

Building For Sale or Lease Building Size RBA 29,000 SF +/- with Additional Storage Space 7,183 SF +/-

1 Loading Dock and 4 Drive Ins with 18'-20' Clear Ceilings. Easy truck access for all size trailers.

2nd floor is office space that is approximately 2,500 SF. This property has access to 9W in addition to entering from Hoover Ave. The 9W access is a right-of-way that is along side the neighboring shopping center....

- Building Size RBA 29,000 SF +/- with Additional Storage Space 7,183 SF +/-
- 1 Loading Dock and 4 Drive Ins with 18'-20' Clear Ceilings
- This property has access to 9W in addition to entering from Hoover Ave.



6-12 HOOVER AVE, HAVERSTRAW, NY 10927

Rental Rate:	\$18.00 - \$20.00 /SF/Yr
Property Type:	Industrial
Property Subtype:	Warehouse
Rentable Building Area:	37,192 SF
Year Built:	1963
Rental Rate Mo:	\$1.50 USD/SF/Mo



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1st Floor Ste 101	Space Available	1,100 SF	Space Available	3,500 SF
	Rental Rate	\$18.00 /SF/Yr	Rental Rate	\$18.00 /SF/Yr
	Date Available	Now	Date Available	Now
	Service Type	Modified Gross	Service Type	Modified Gross
	Built Out As	Standard Office	Office Size	300 SF
	Space Type	Relet	Space Type	Relet
	Space Type	Office	Space Use	Industrial
	Lease Term	Negotiable	Lease Term	Negotiable

1st Floor Ste 102	Space Available	7,000 SF	Space Available	3,500 SF
	Rental Rate	\$18.00 /SF/Yr	Rental Rate	\$18.00 /SF/Yr
	Date Available	Now	Date Available	Now
	Service Type	Modified Gross	Service Type	Modified Gross
	Office Size	600 SF	Space Type	Relet
	Space Type	Relet	Space Use	Industrial
	Space Type	Industrial	Lease Term	Negotiable
	Lease Term	Negotiable		

1st Floor Ste 103	Space Available	5,000 SF	Space Available	6,750 SF
	Rental Rate	\$18.00 /SF/Yr	Rental Rate	\$18.00 /SF/Yr
	Date Available	Now	Date Available	Now
	Service Type	Modified Gross	Service Type	Modified Gross
	Office Size	500 SF	Office Size	250 SF
	Space Type	Relet	Space Type	Relet
	Space Use	Industrial	Space Use	Industrial
	Lease Term	Negotiable	Lease Term	Negotiable

1st Floor Ste 104	Space Available	2,900 SF	Space Available	1,400 SF
	Rental Rate	\$18.00 /SF/Yr	Rental Rate	\$20.00 /SF/Yr
	Date Available	Now	Date Available	Now
	Service Type	Modified Gross	Service Type	Modified Gross
	Office Size	200 SF	Space Type	Relet
	Space Type	Relet	Space Use	Negotiable
	Space Use	Negotiable	Lease Term	Negotiable
	Lease Term	Negotiable		

1st Floor Ste 105	Space Available	3,500 SF	Space Available	3,500 SF
	Rental Rate	\$18.00 /SF/Yr	Rental Rate	\$18.00 /SF/Yr
	Date Available	Now	Date Available	Now
	Service Type	Modified Gross	Service Type	Modified Gross
	Office Size	300 SF	Space Type	Relet
	Space Type	Relet	Space Use	Industrial
	Space Use	Industrial	Lease Term	Negotiable
	Lease Term	Negotiable		

1st Floor Ste 106	Space Available	3,500 SF	Space Available	3,500 SF
	Rental Rate	\$18.00 /SF/Yr	Rental Rate	\$18.00 /SF/Yr
	Date Available	Now	Date Available	Now
	Service Type	Modified Gross	Service Type	Modified Gross
	Space Type	Relet	Space Type	Relet
	Space Use	Industrial	Space Use	Industrial
	Lease Term	Negotiable	Lease Term	Negotiable

1st Floor Ste 107	Space Available	6,750 SF	Space Available	6,750 SF
	Rental Rate	\$18.00 /SF/Yr	Rental Rate	\$18.00 /SF/Yr
	Date Available	Now	Date Available	Now
	Service Type	Modified Gross	Service Type	Modified Gross
	Office Size	250 SF	Office Size	250 SF
	Space Type	Relet	Space Type	Relet
	Space Use	Industrial	Space Use	Industrial
	Lease Term	Negotiable	Lease Term	Negotiable

2nd Floor Ste 201	Space Available	1,400 SF	Space Available	1,400 SF
	Rental Rate	\$20.00 /SF/Yr	Rental Rate	\$20.00 /SF/Yr
	Date Available	Now	Date Available	Now
	Service Type	Modified Gross	Service Type	Modified Gross
	Space Type	Relet	Space Type	Relet
	Space Use	Negotiable	Space Use	Negotiable
	Lease Term	Negotiable	Lease Term	Negotiable



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