

379 SPOOK ROCK ROAD

Flex - Office / Warehouse For Lease: +/- 5,160 SF on .09 Acres

Airmont, NY



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Total Available: 5,160SF
List Price: \$18.00 / SF
Modified Gross: Tenant responsible for increases in taxes and CAM above the base year

Building Type: Flex - Office / Warehouse
Building Size: 5,160SF
1st fl office - 1,400SF
1st fl warehouse - 2,200SF
2nd fl office - 800SF
mezzanine - 700SF

Building Class: B
Lot Size: .09 AC
Utilities: Separately Metered
Ceiling Height: Warehouse 18'2" clear
Drive - In Door: 15' (automatic)
Zoning: PI - Planned Industrial

379 SPOOK ROCK ROAD RENOVATIONS & UPGRADES

THE FOOTPRINT IS 60 X 60

1ST FL: 2,200 SF WAREHOUSE WITH 18'2" CLEAR CEILING HEIGHT AND 15' AUTOMATIC DRIVE-IN DOOR
1,400 SF OF OFFICE WITH BATHROOM AND DESIGNATED ENTRANCE

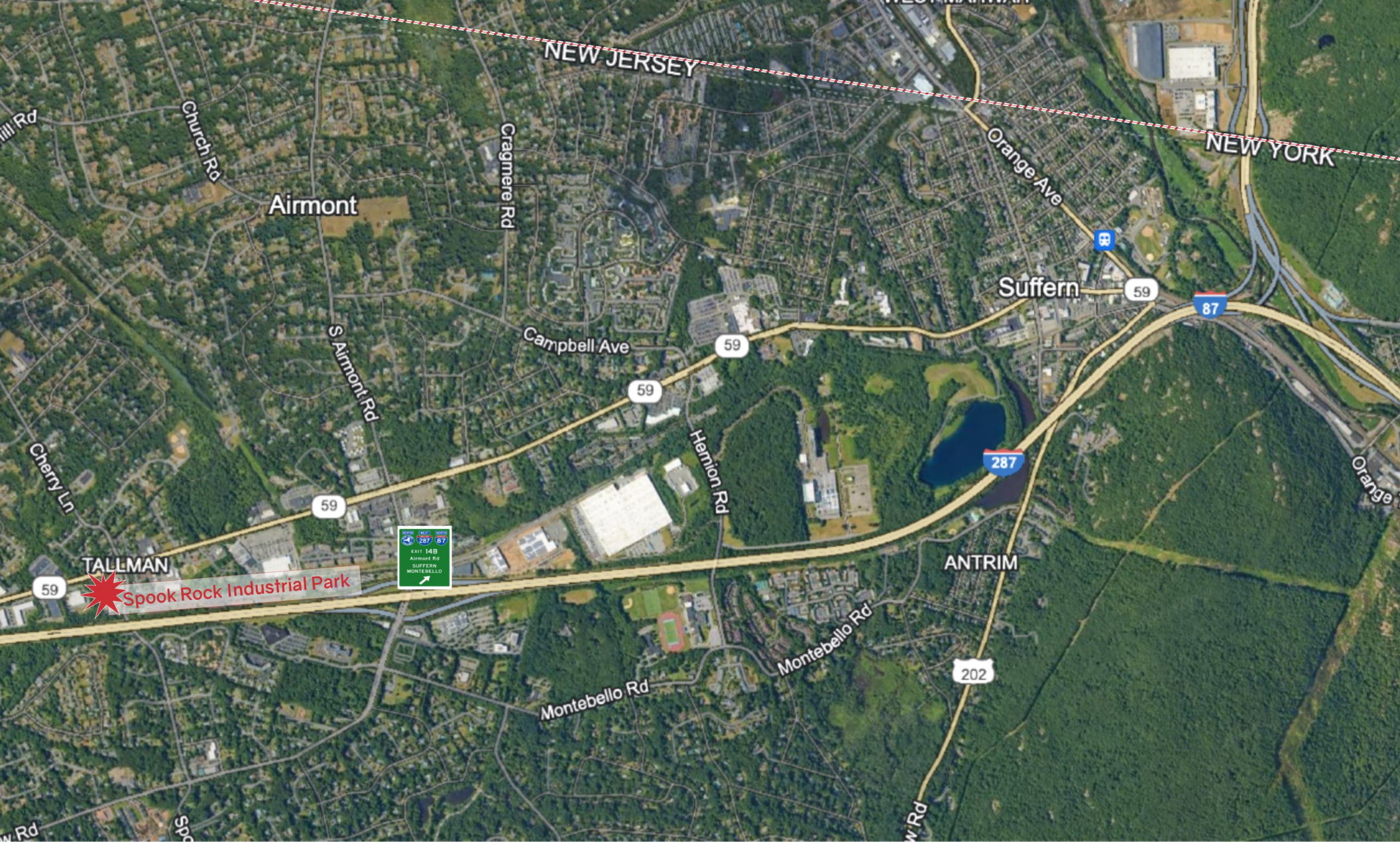
2ND FL: 800 SF OFFICE
700 SF MEZZANINE

2018:
NEW SHEETROCK
RECESSED LIGHTING
CAT 5 WIRING
2 ZONE HVAC FOR THE OFFICES

2023:
WAREHOUSE
700 SQ FOOT MEZZANINE(22X32),
1ST FL - OFFICE IS ACCESSIBLE FROM THE FRONT OR BACK OF THE WAREHOUSE HAS A DESIGNATED ENTRANCE:
ADDITIONAL SMALL OFFICE MAKING (3) OFFICES ON THE LEVEL
A BATHROOM.

2ND FL - OFFICE HAS WINDOWS THAT OVERLOOK THE WAREHOUSE AND STAIRCASE ACCESS, TO THE EXISTING OFFICE AND CLOSET/UTILITY ROOM:
A LARGE OFFICE (11X20)
BATHROOM,
KITCHENETTE SPACE (9X17)

NEW COMMERCIAL GRADE LAMINATE FLOORING HAS BEEN ADDED TO ALL OF THE OFFICE SPACES.
ONE OF THE HVAC ZONES WAS REPLACED RECENTLY (HEAT/AC)
WAREHOUSE IS HEAT ONLY



- Highly desirable **SPOOK ROCK INDUSTRIAL PARK**
- Directly off the **NYS Thruway at Exit 14B**
- Easily accessible from the **287 / Rte 17 Interchange**
- Minutes from **NY / NJ State Border**

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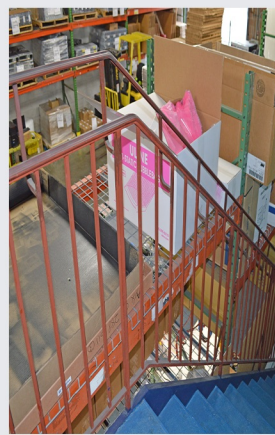
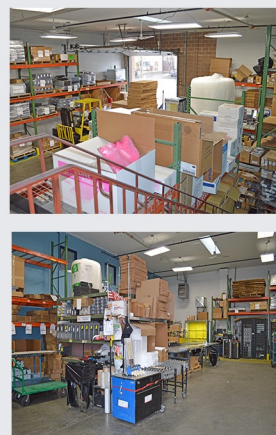
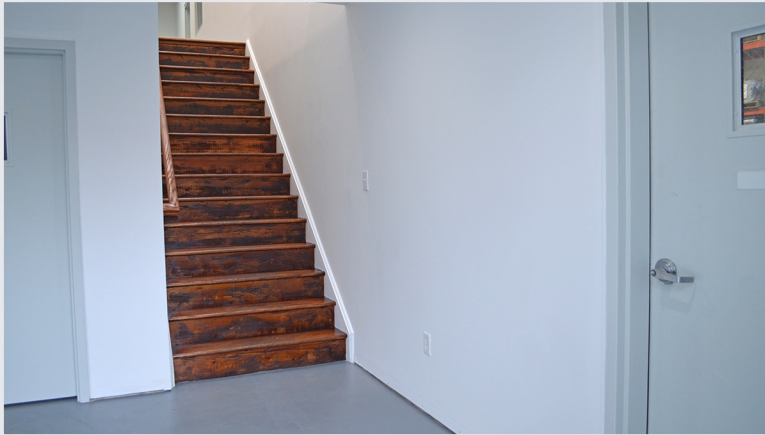
IMAGES



photos represent building prior to 2023 renovations

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