

230 WEST NYACK ROAD

WEST NYACK, NY 10994

INDUSTRIAL PROPERTY FOR LEASE



Property Description

Prime industrial space located in the heart of West Nyack, just minutes from the New York State Thruway, Route 59, and the Palisades Center. This 3,600 SF warehouse offers excellent functionality with four drive-in doors providing flexible access for a wide range of operations:

- Two 12' x 13' drive-in doors
- One 14' H x 18' W drive-in door
- One 14' H x 13' W drive-in door

Ceiling heights peak at approximately 18 feet, with 15'3" clear to the column, ideal for racking, storage, or light industrial use.

Conveniently located and well-suited for distribution, manufacturing, contractors, or service-based businesses seeking space in a key Rockland County corridor.

Asking \$20 PSF + \$4 PSF in current NNN charges.

Contact us today to schedule a tour—industrial opportunities like this in West Nyack are limited.

Offering Summary

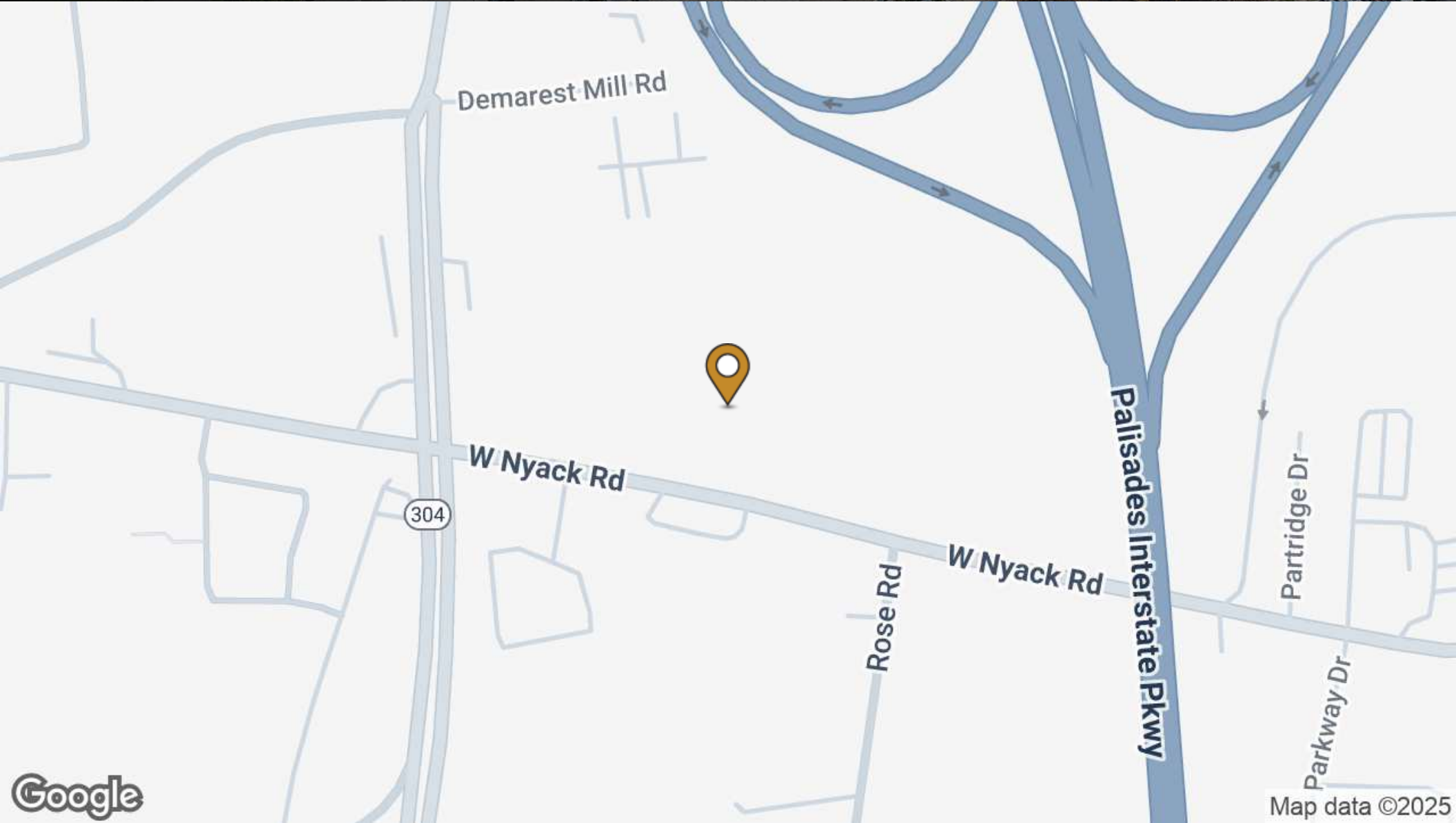
Lease Rate:	\$20.00 SF/yr (NNN)
Available SF:	3,600 SF
Lot Size:	2.9 Acres
Building Size:	13,650 SF

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	61	312	2,684
Total Population	138	776	7,060
Average HH Income	\$120,875	\$138,295	\$148,728

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Google

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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	138	776	7,060
Average Age	47	46	45
Average Age (Male)	44	44	43
Average Age (Female)	49	47	46

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	61	312	2,684
# of Persons per HH	2.3	2.5	2.6
Average HH Income	\$120,875	\$138,295	\$148,728
Average House Value	\$450,732	\$540,518	\$580,417

Demographics data derived from AlphaMap

