

EXCLUSIVE FOR SALE

405 SPOOK ROCK RD. | SUFFERN, NY 10901

# 11,250 SF WAREHOUSE/OFFICE CONDO

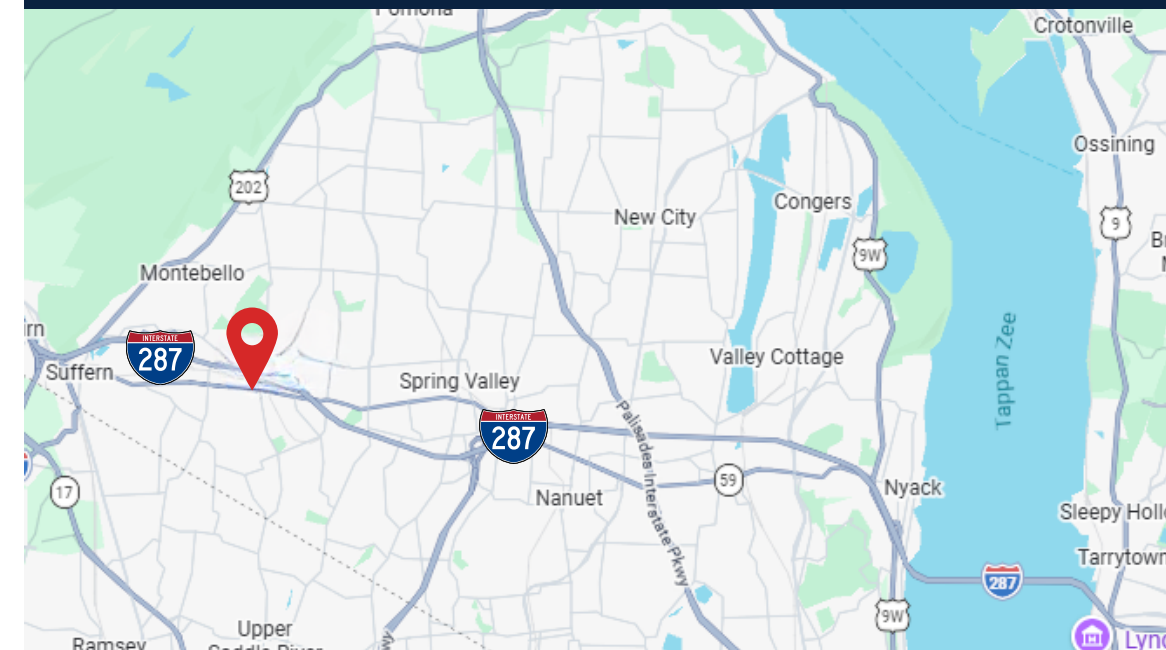


**LOCATED WITHIN THE HIGHLY SOUGHT-AFTER SPOOK ROCK INDUSTRIAL PARK,  
THIS PROPERTY OFFERS CLOSE PROXIMITY TO POPULATED COMMUNITIES, SHOPS, AND BUSINESSES  
ALSO PROVIDING CONVENIENT ACCESS TO ROUTE 59 AND CLOSE PROXIMITY TO THE NYS THRUWAY**

## PROPERTY HIGHLIGHTS

- **BUILDING SIZE:** +/- 11,250 SF
  - **GROUND LEVEL:** 9,000 SF (Warehouse, showroom, and repair shop)
  - **SECOND FLOOR OFFICE:** 2,250 SF
- **CLEAR CEILING HEIGHT:** 16' 5" (WAREHOUSE)
- **DRIVE-INS:** 3
- **SPRINKLER:** WET SYSTEM
- **ZONING:** PI
- **HVAC:** Fully heated warehouse; climate-controlled (heat & AC) office and showroom

**EASY ACCESS TO ROUTE 59  
LOCATED 1.3 MILES FROM THE NYS THRUWAY**



FOR MORE INFORMATION CONTACT EXCLUSIVE AGENTS

**MOSHE REINHOLD**

LICENSED REAL ESTATE SALESPERSON

DIRECT: (845) 422-7595

EMAIL: mreinhold@greiner-maltz.com

**MOSHE STERNHILL**

LICENSED REAL ESTATE ASSOCIATE BROKER

DIRECT: (845) 746-1508

EMAIL: msternhill@greiner-maltz.com

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All information is from sources deemed reliable and is submitted subject to errors, omission, changes of price or other conditions, prior sale, rent and withdrawal without notice.

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**THIS UNIT REPRESENTS AN EXCELLENT OPPORTUNITY FOR AN OWNER-USER  
TO LEVERAGE EXISTING PROPERTY IMPROVEMENTS,  
INCLUDING WAREHOUSE SPACE, OFFICE SPACE, A SHOWROOM, AND A SHOP ROOM.**

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