



Rand
Commercial



OFFICE 
FOR LEASE

37

37 RAMLAND RD,
ORANGEBURG,
NY 10962

2,800-6,000SF // 2nd Floor // Ample Parking

\$18.00 PSF + Utilities

TEAM **GRUBER**

Team Gruber | Rand Commercial | Licensed Real Estate Salesperson, NYS & NJ

PROPERTY DESCRIPTION



PRIME OFFICE

ORANGEBURG NY

This prime office space at 37 Ramland Road, Orangeburg, NY, offers 6,000 square feet on the second floor, available for immediate move-in. It provides easy access from Rockland, Bergen, and NYC, with modern layouts and high-quality finishes. Located in a busy commercial district near many amenities, the building totals 83,220 square feet, offering flexibility for various businesses. It's close to Exits 5 and 6 of the Palisades Parkway, less than two miles from Route 303, and near Northern New Jersey.

Zoned Light Industrial Office (LIO), this property is an excellent fit for small contractors, trade businesses, and companies requiring a satellite office with vehicle storage. Businesses such as telecom, utility, or construction contractors with vans, trucks, or heavy equipment will find this space ideally suited to their needs, with ample overnight parking for a minimum of 10 commercial vehicles. Small warehouse use and outdoor container storage may also be accommodated.

PROPERTY HIGHLIGHTS



- Space: 2,800 - 6,000 SF
- Price: \$18.00 PSF + Utilities
- Zoning: Light Industrial Office (LIO)
- Private offices
- Private bathroom
- Open space for cubicles
- Ample parking — ideal for commercial vehicles, vans & trucks
- Overnight parking for 10+ commercial vehicles
- Suitable for small contractors, telecom & utility companies
- Minutes from Palisades Parkway (Exits 5 & 6)
- Less than 2 miles from Route 303
- 16 miles to GW Bridge

☎ 845.203.4488

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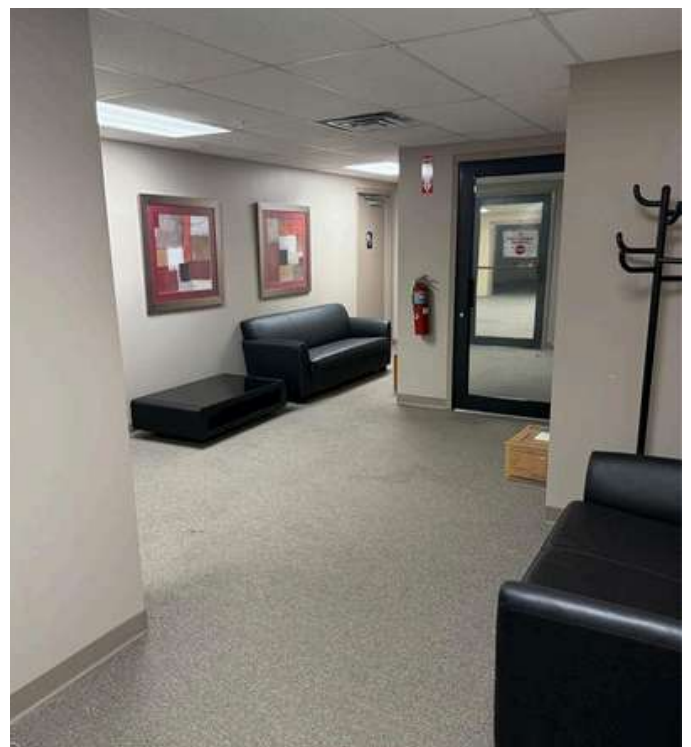
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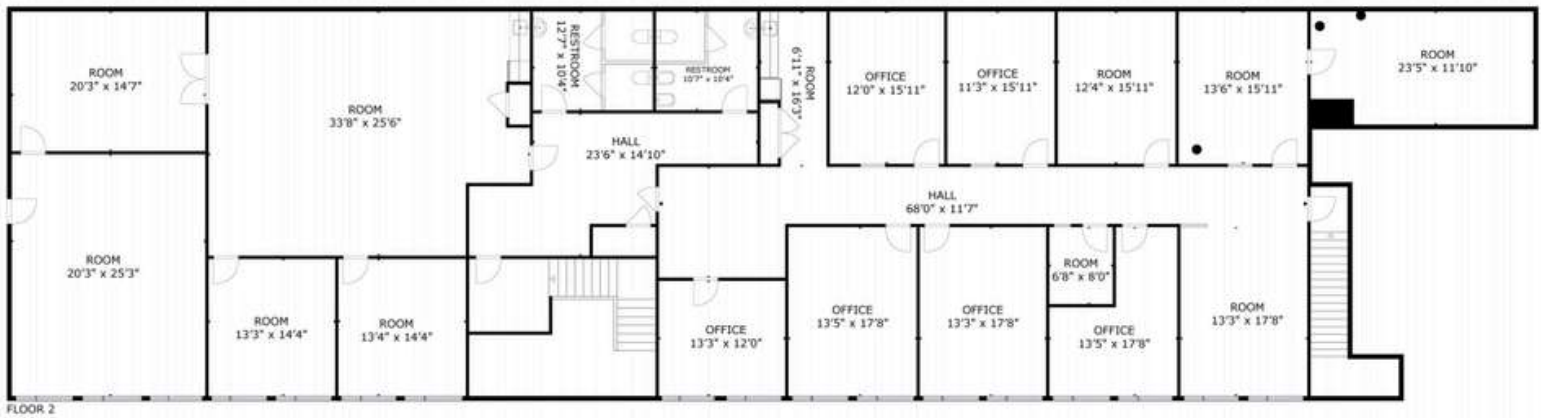
GRUBER

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PROPERTY IMAGES



PROPERTY FLOOR PLAN



FLOOR 2



Joel Gruber

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