

345 Spook Rock Rd, Suffern, NY 10901

SALE AND LEASE



Industrial

3,600 SF Industrial

SALE \$400.00 PSF
LEASE \$24.00 PSF + utilities and
Tax & CAM

TEAM **GRUBER**

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

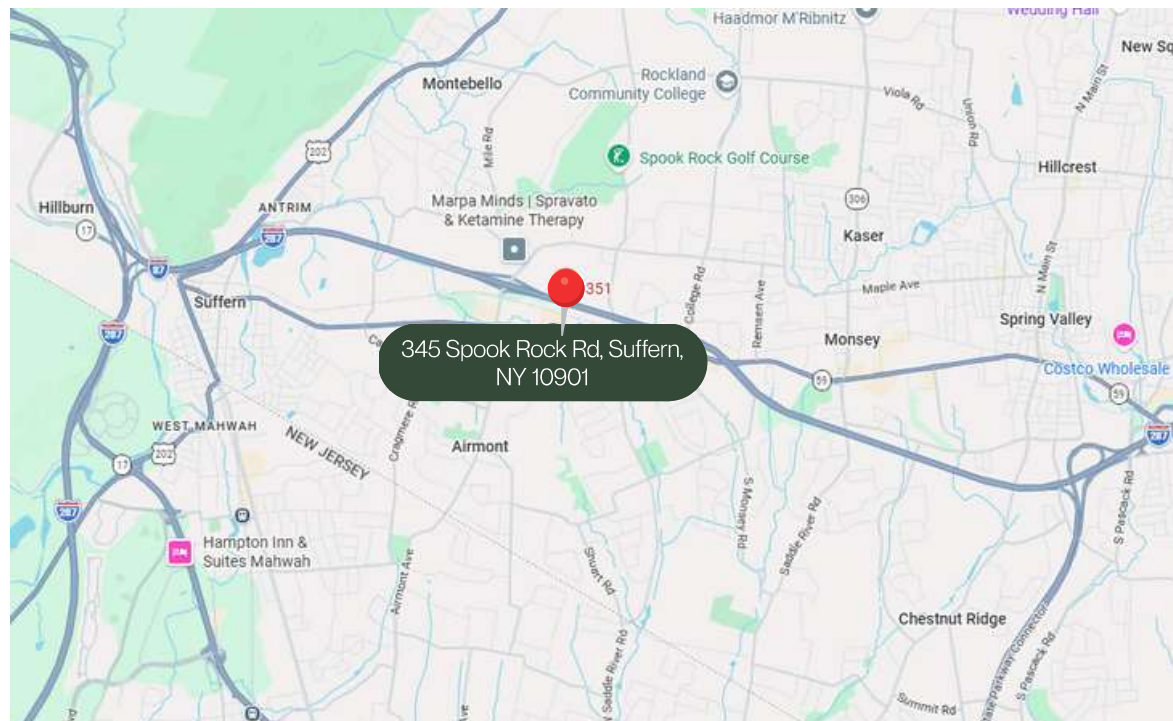
PROPERTY DESCRIPTION



Prime Industrial Location

Position your business or investment portfolio at Spook Rock Industrial Park in Rockland County. This 4,600 SF end-unit industrial condo offers functionality, flexibility, and income in a clean, maintained setting. It includes a 1,000 SF tenant paying \$2,600/month, providing immediate revenue and space for an owner-user or future leasing. The end unit offers added convenience, accessibility, and a better layout. Located in Suffern, it has 18-foot ceilings, a 14-foot drive-in door, office space, and is suitable for light manufacturing, distribution, or storage. Additional parking is available, and the property is in excellent condition. It's a great opportunity for owner-users with income or investors seeking a well-located industrial asset with cash flow.

PROPERTY LOCATION



© 845.203.4488

@ Joel.Gruber@randcommercial.com

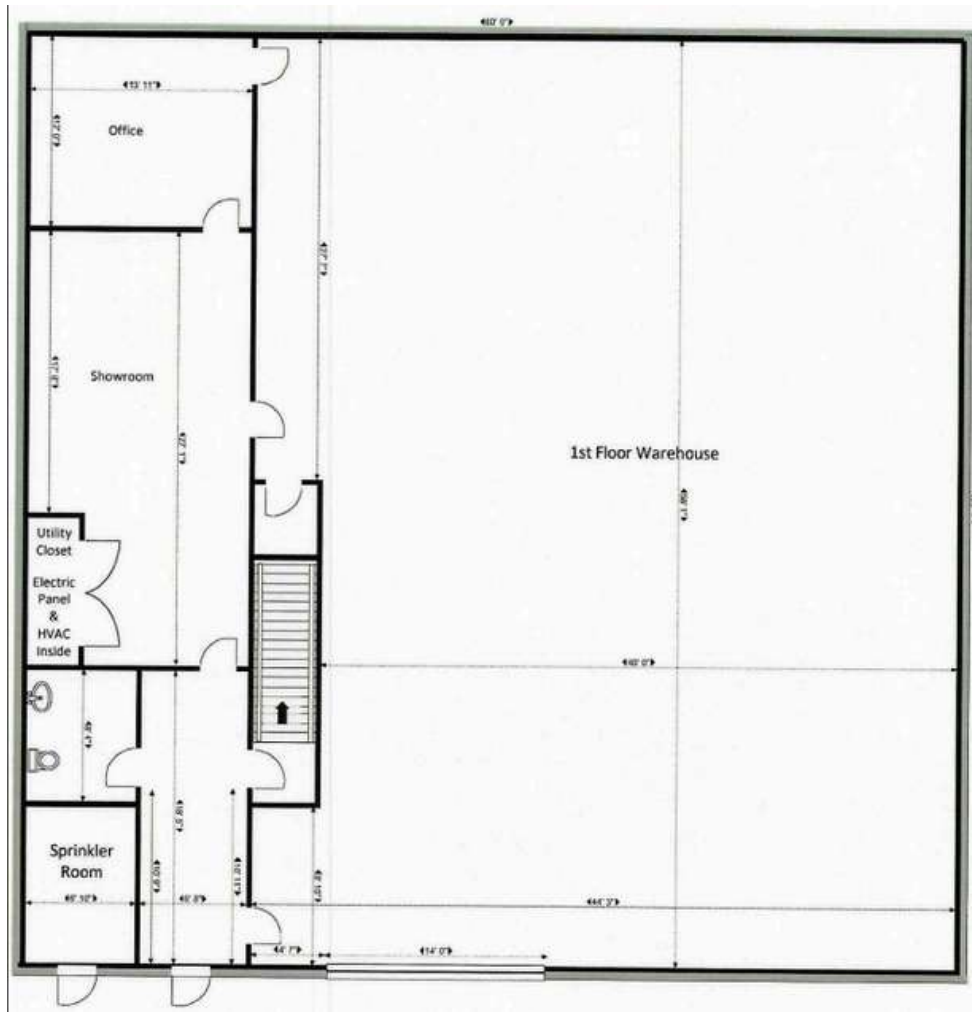
teamgruberusa.com



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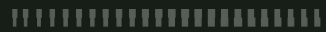
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PROPERTY FLOOR PLAN



Joel Gruber

Licensed Real Estate Salesperson, NYS & NJ



☎ 845.203.4488

✉ Joel.Gruber@randcommercial.com

🌐 teamgruberusa.com



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