

351 SPOOK ROCK RD

SUFFERN, NY 10901

INDUSTRIAL PROPERTY FOR SALE



Property Description

Position your business or investment portfolio in one of Rockland County's premier industrial locations at Spook Rock Industrial Park. This 4,600 SF end-unit industrial condominium offers a strong combination of functionality, flexibility, and existing income in a clean, professionally maintained setting. The property includes a 1,000 SF tenant currently paying \$2,600 per month, creating immediate in-place revenue while leaving additional space available for an owner-user or future leasing upside.

As an end unit, the space benefits from added convenience, improved accessibility, and a more desirable layout within the complex. Located in a well-kept condominium warehouse park in Suffern, the unit offers excellent access and a highly sought-after industrial location. The property features approximately 18-foot clear ceiling height, an oversized 14-foot-wide drive-in door, and office space, making it well suited for light manufacturing, distribution, storage, or a variety of industrial uses. Additional parking is conveniently located at the end of the building, and the premises are in excellent condition.

This is an outstanding opportunity for an owner-user seeking partial income in place, or for an investor looking to acquire a well-located industrial asset with built-in cash flow in one of Rockland County's most desirable industrial parks.

Taxes = \$ 11,200 per/yr

CC = \$ 1,000 per/month

Lease has 2 years left with about \$ 125.00 per/yr increases each year.

Insurances are included in CC for exterior of building.

Building is scheduled for new roof next year which is already paid for.

Offering Summary

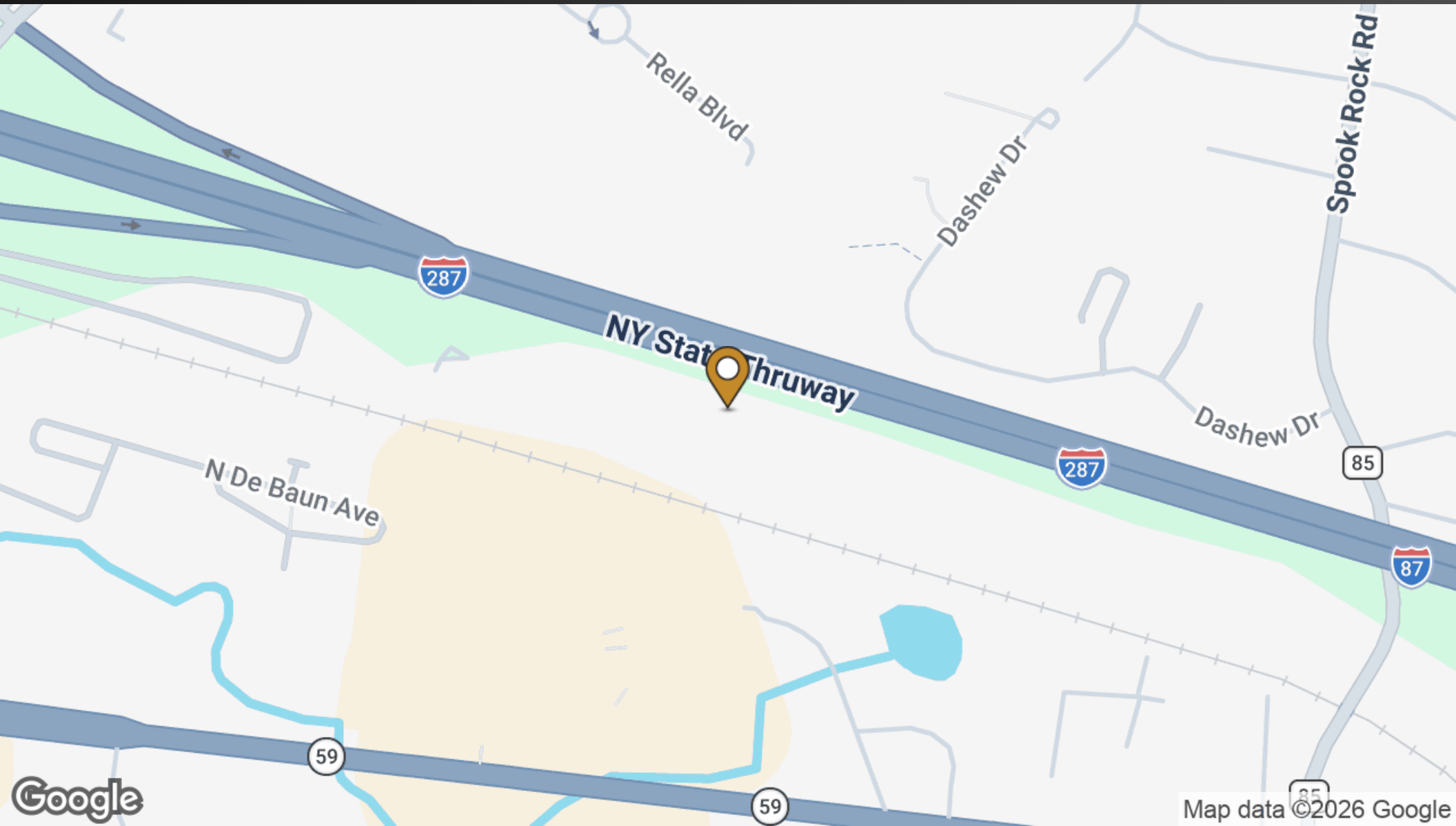
Sale Price:	Subject To Offer
Building Size:	4,600 SF

Demographics	0.25 Miles	0.5 Miles	1 Mile
Total Households	96	465	2,015
Total Population	237	1,231	6,127
Average HH Income	\$128,755	\$132,612	\$138,263

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Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	237	1,231	6,127
Average Age	52.3	45.8	40.9
Average Age (Male)	51.9	49.6	43.0
Average Age (Female)	44.0	38.6	37.1

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	96	465	2,015
# of Persons per HH	2.5	2.6	3.0
Average HH Income	\$128,755	\$132,612	\$138,263
Average House Value	\$913,640	\$950,963	\$932,040

2023 American Community Survey (ACS)

