

# 8,000 RSF FOR LEASE

MOVE-IN CONDITION FOR RETAIL, SPORTS,  
ENTERTAINMENT, and EXPERIENTIAL USERS

the **SPOT** Billiards



**33** | RTE 304  
NANUET

Located Immediately off Route 59 and the Palisades Parkway

**RM FRIEDLAND**

COMMERCIAL REAL ESTATE SERVICES

CONTACT: WILLIAM ANSON

914.968.8500 X 329 | [WANSON@RMFRIEDLAND.COM](mailto:WANSON@RMFRIEDLAND.COM)

440 MAMARONECK AVE | HARRISON, NY 10528 | [RMFRIEDLAND.COM](http://RMFRIEDLAND.COM) | 914.968.8500

# 8,000 RSF AVAILABLE FOR LEASE



- 100% Air Conditioned
- Fully Sprinklered
- ADA Compliant
- Clear Span—No Columns
- 3 Lavatories
- Freshly Painted
- 16' Clear Ceiling Height

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wanson@rmfriedland.com

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All information contained herein is based upon information which we consider reliable, but because it has been supplied by third parties, we cannot represent that it is accurate or complete, and it should not be relied upon as such. The offerings are subject to errors, omissions, changes, including price, or withdrawal without notice. The content is provided without warranties of any kind, either express or implied. RM Friedland, LLC, its agents or employees shall not be held liable to anyone for any errors, omissions or inaccuracies under any circumstances. You and your advisors should conduct a careful, independent examination of the property to determine to your satisfaction the suitability of the property for your needs.

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Join co-tenants Rockland Chrysler-Jeep, Subzi Market, Ashley Furniture, Powerhouse Gym, and Rockland Gymnastics. Area neighbors include Rockland Bakeries, Mercedes, Honda, Ford and Chevrolet dealerships

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