



153 ROUTE 303

Valley Cottage, NY

4,100 SF + 1,000 SF LOFT FOR LEASE

**CORNER UNIT
WITH PRIVATE ENTRANCE**

Suite 153: 4,100± SF

Plus loft: 1,000± SF included in price at no additional charge

Clear height: 18'

Loading: 1 private loading dock

Parking: 60 standard spaces (building-wide)

**Direct access to
NYS Route 303 &
I-87 / I-287**



EAST CENTRAL REALTY LLC

Moshe Ausch
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Call for pricing & availability

The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made.

PROPERTY PHOTOS

& BUILDING SPECIFICATIONS

153 ROUTE 303
Valley Cottage, NY



Building Features

Building Size	25,400 SF
Lot Size	2.60 AC
Year Built	1980
Clear Height	18'
Exterior Dock Doors	5
Standard Parking	60 spaces
Construction	Masonry
Sprinkler System	Wet
Lighting	Incandescent
Water	Well
Sewer	County
Heating	Gas (Natural)
Power Supply	200A / 220-440V / 3-Phase

Zoning (CO)

Warehouse & wholesale distribution with related offices;
research, development, experimental or testing laboratories;
assembly & processing