

110,000 ± SQ. FT. WAREHOUSE FACILITY FOR LEASE OR SALE

275 OAK TREE RD

PALISADES, NY 10964

Eric Lewin

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Team Resources, as exclusive agent, is pleased to present 275 Oak Tree Rd in Palisades, NY now available for sale or lease. This 110,000 +/- sq. ft. industrial space is ideally suited for warehousing, and/or light industrial use. Situated on a 19.64 acre lot this superb property offers easy access to The New York Thruway via Route 303, the Palisades Interstate Parkway and just a short drive from the Tappan Zee Bridge. The property offers strong regional connectivity throughout Northern Bergen, Rockland and Westchester Counties as well as Manhattan.



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Property Description

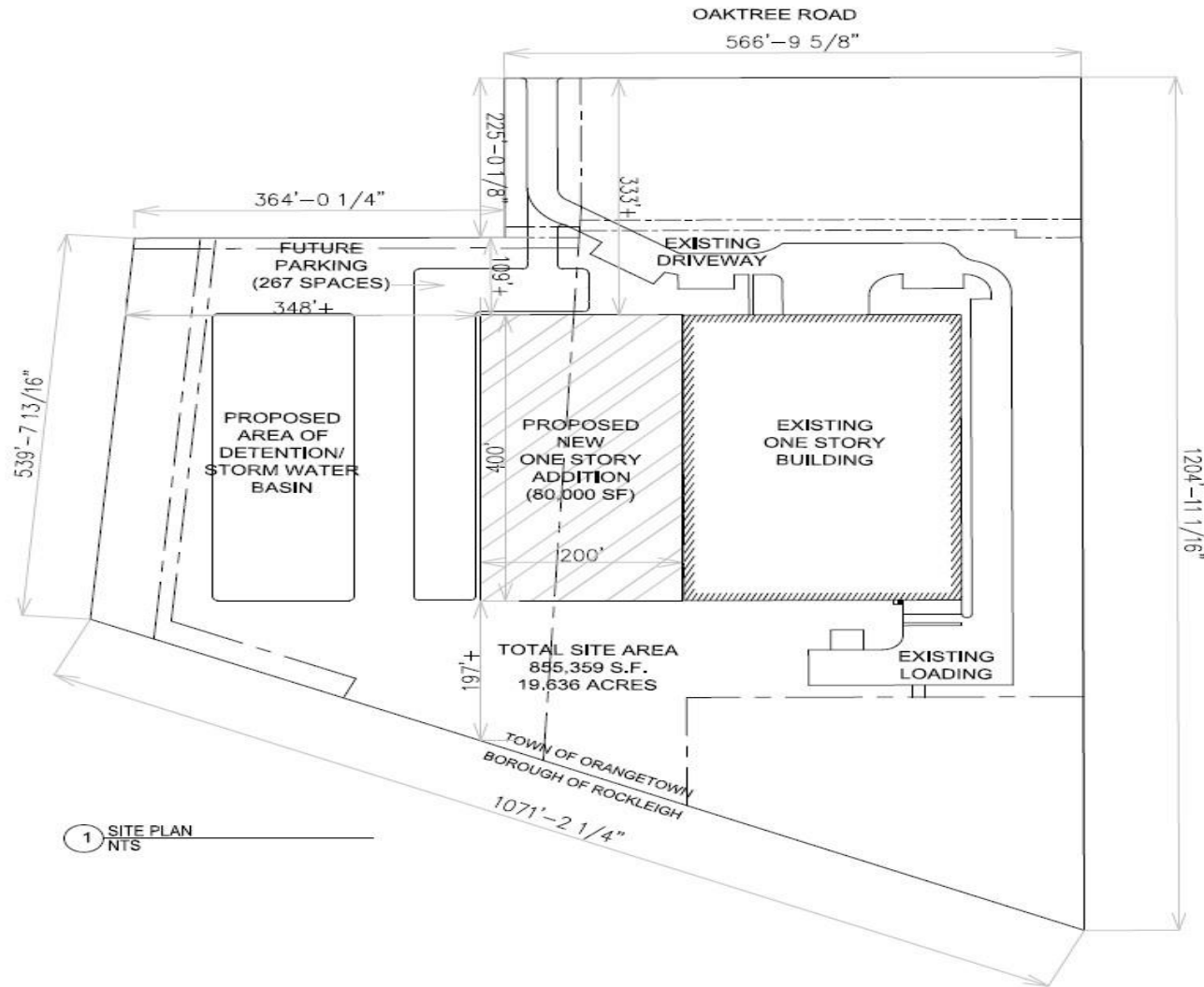
Available Space:	110,000 ±sq. ft.
Building Size:	110,000 ±sq. ft.
Acreage:	19.64 acres (Expansion possible)
Office Space:	2,000 ±sq. ft.
Ceiling Height:	22' clear
Loading Doors:	10 tailboard doors
Parking:	70 cars
Sprinklers:	wet
Power:	800 amps (heavy)
Occupancy:	60 days
Lease Rate:	\$14.00 per sq. ft. NNN
Sale Price:	Upon Request
Taxes:	\$2.93 per sq. ft.

Proximity to Major Roadways

- Palisades Interstate Pky 1.5 mi
- Tappan Zee Bridge 1.8 mi
- GWB 133 mi
- Ports of Newark/Elizabeth 30.1 mi



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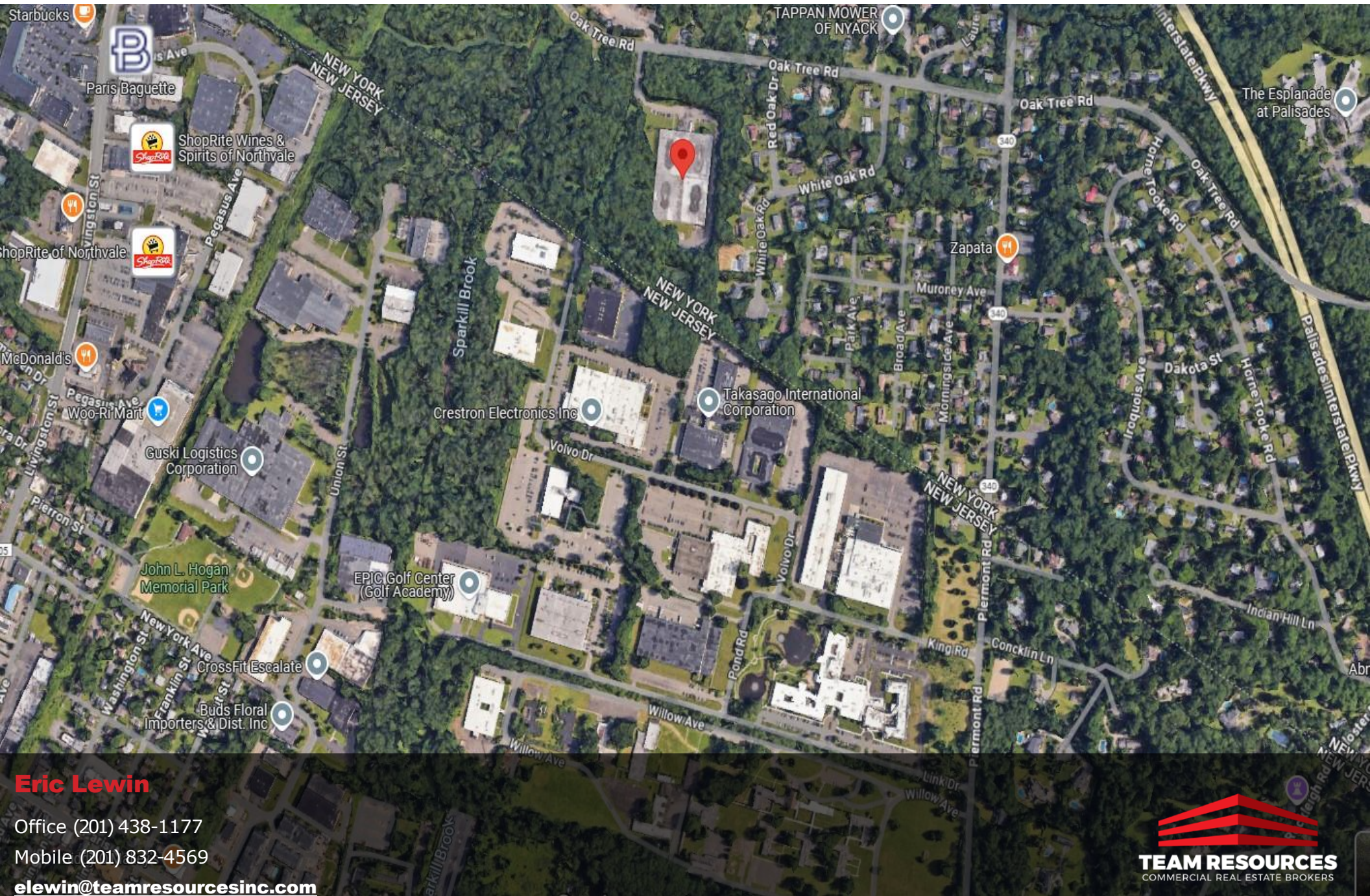
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