



INDUSTRIAL PROPERTY

FOR SALE

±22,500 SF INDUSTRIAL WAREHOUSE

167-171 Western Highway, West Nyack, NY 10994

For More Information, Contact

JASON M. CRIMMINS, CCIM, SIOR | *President* | jmcrimmins@blauberg.com | 973.379.6644 x122

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MICHAEL F. SCHIPPER | *Director* | mschipper@blauberg.com | 973.379.6644 x146



THE BLAU & BERG COMPANY

830 Morris Turnpike, Suite 201, Short Hills, NJ 07078

www.blauberg.com

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167-171 Western Highway, West Nyack, NY 10994



PROPERTY DESCRIPTION

±22,500 SF Industrial Warehouse

LOCATION DESCRIPTION

Approx. 1.63 Miles to Route 59

Approx. 3 Miles to Palisades Interstate Parkway

Approx. 3.7 Miles to I-87 and 287

OFFERING SUMMARY

Sale Price: Subject To Offer

Building Size: 22,500 SF

PROPERTY HIGHLIGHTS

- ±22,500 SF Building Size Built in 2006
- ±2.6-Acre Lot (Block 2, Lot 10)
- 5 Drive-Ins
- 23' Ceiling Height
- 40' x 50' Column Spacing
- 36 Parking Spaces
- Zoned M
- Tax at \$115,937.20 (2019)

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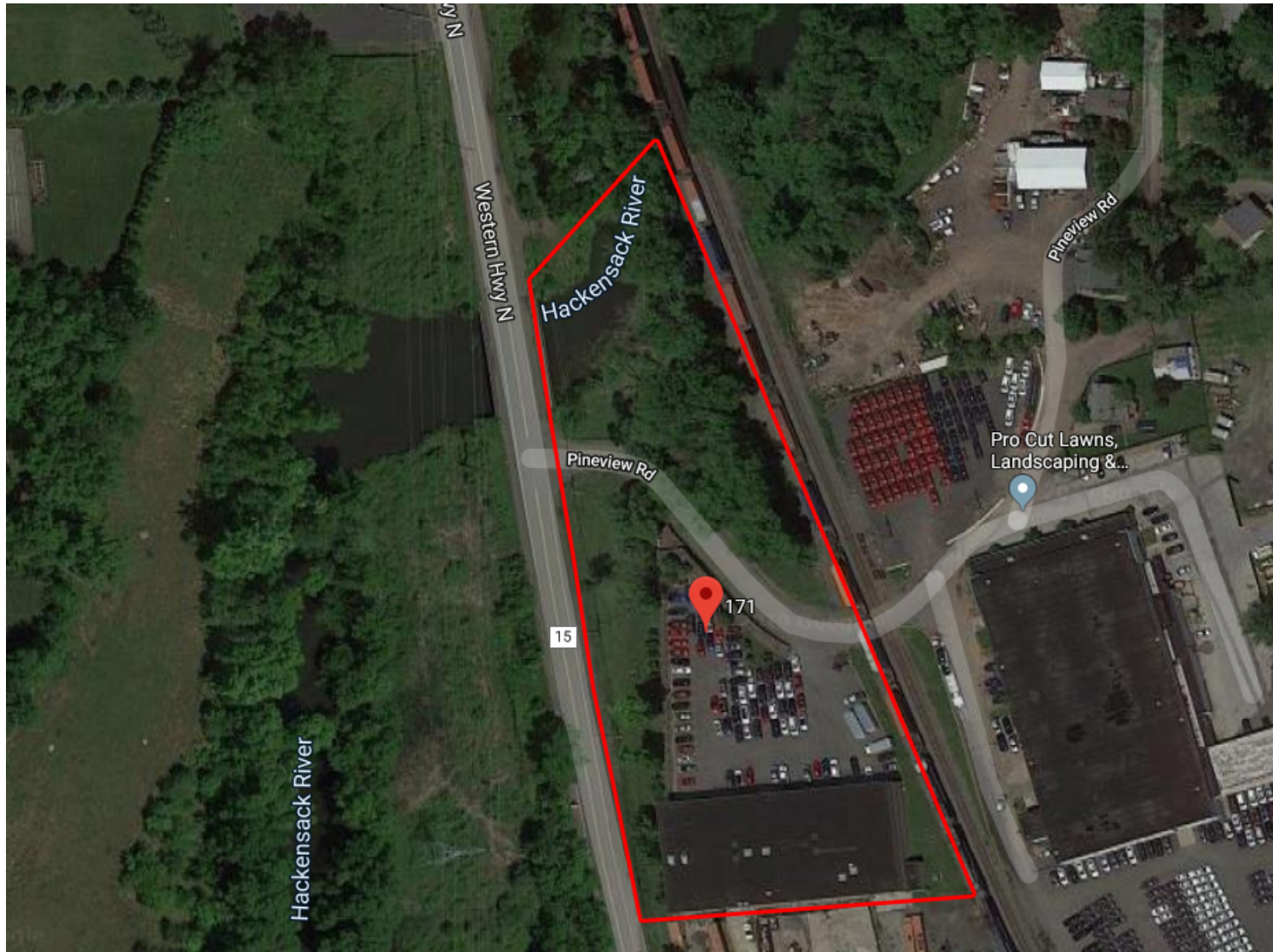
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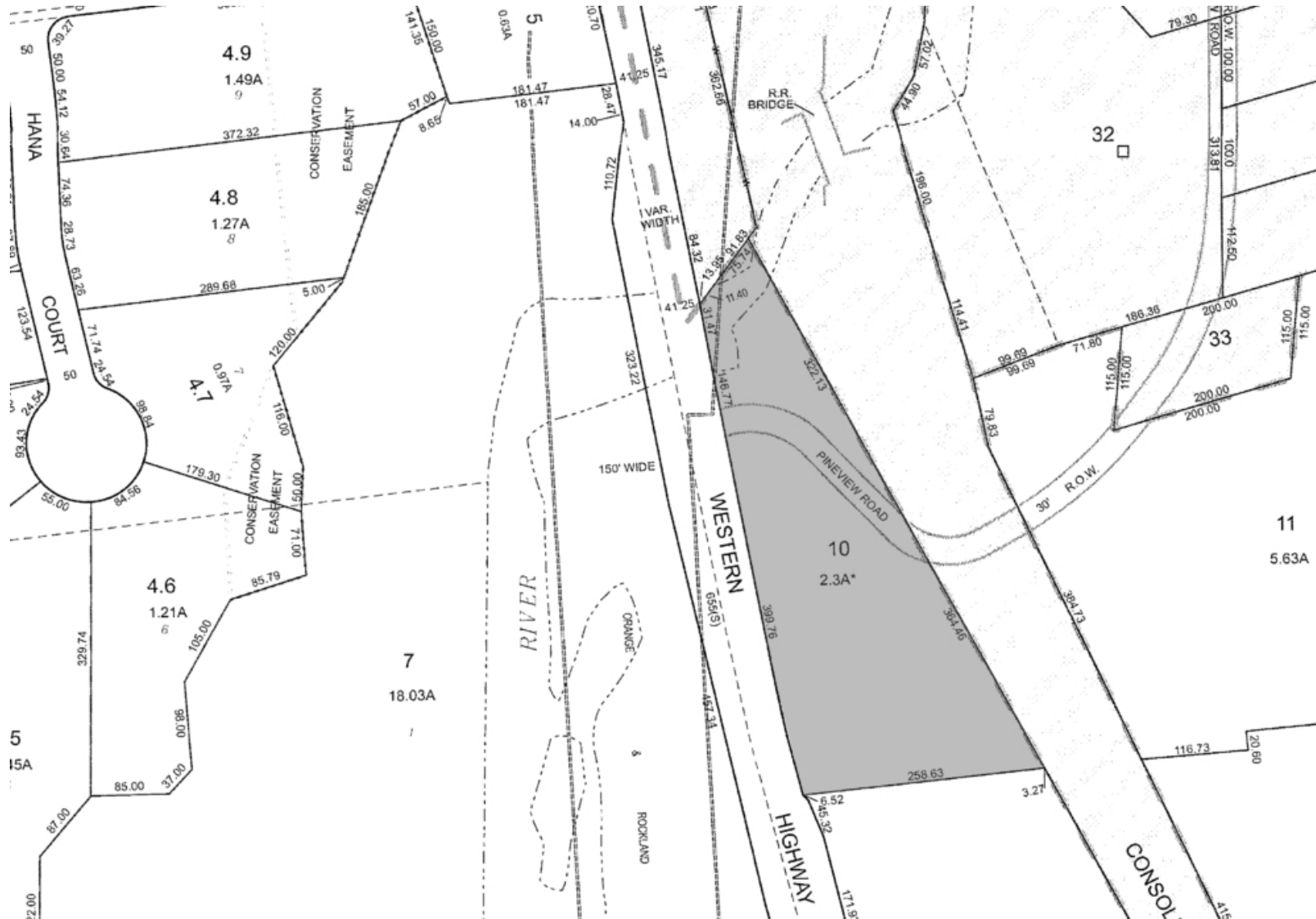
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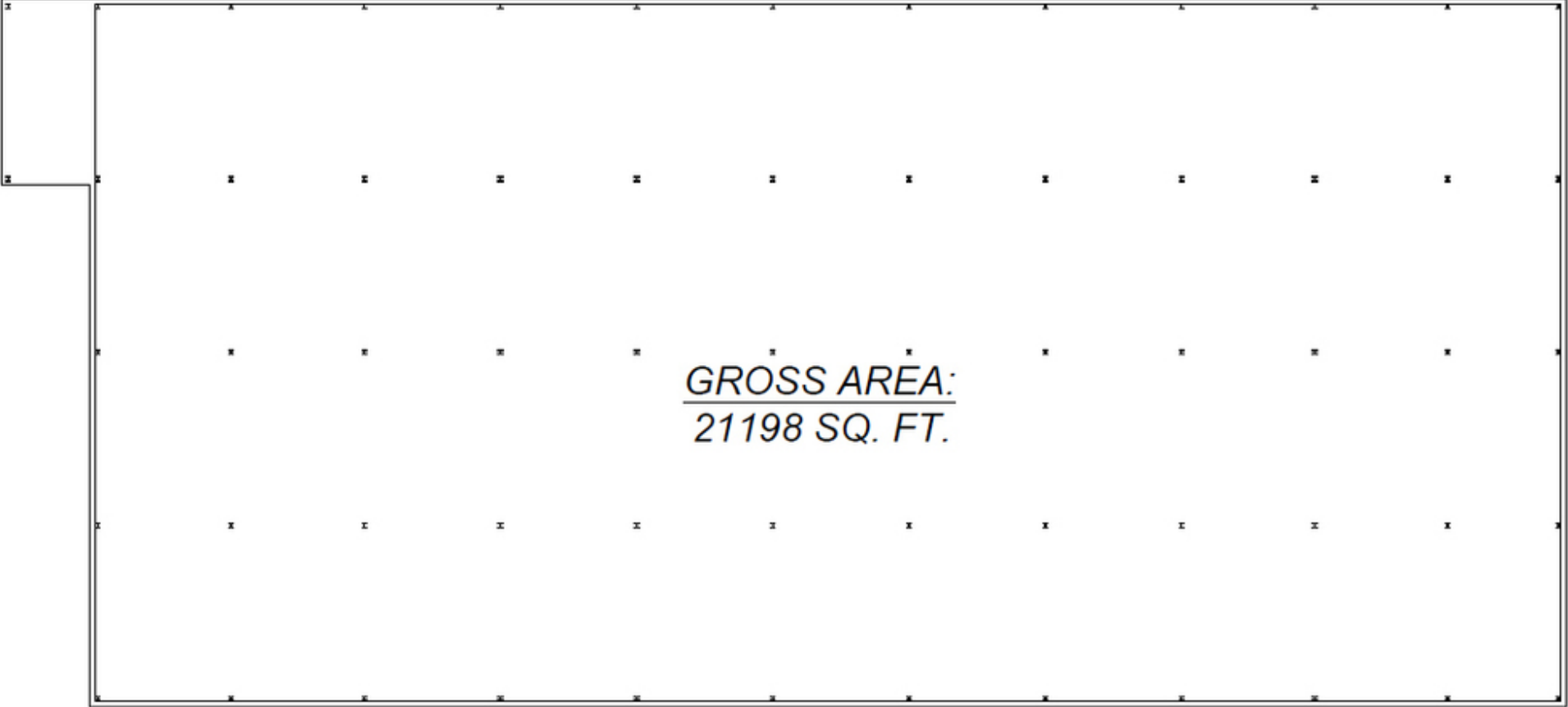
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GROSS AREA:
21198 SQ. FT.

FIRST FLOOR GROSS AREA: ±21,198 SF

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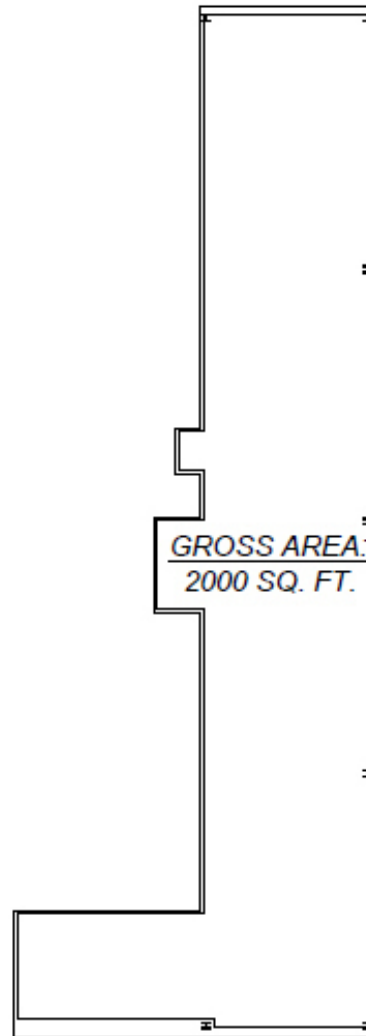
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MEZZANINE GROSS AREA: ±2,000 SF

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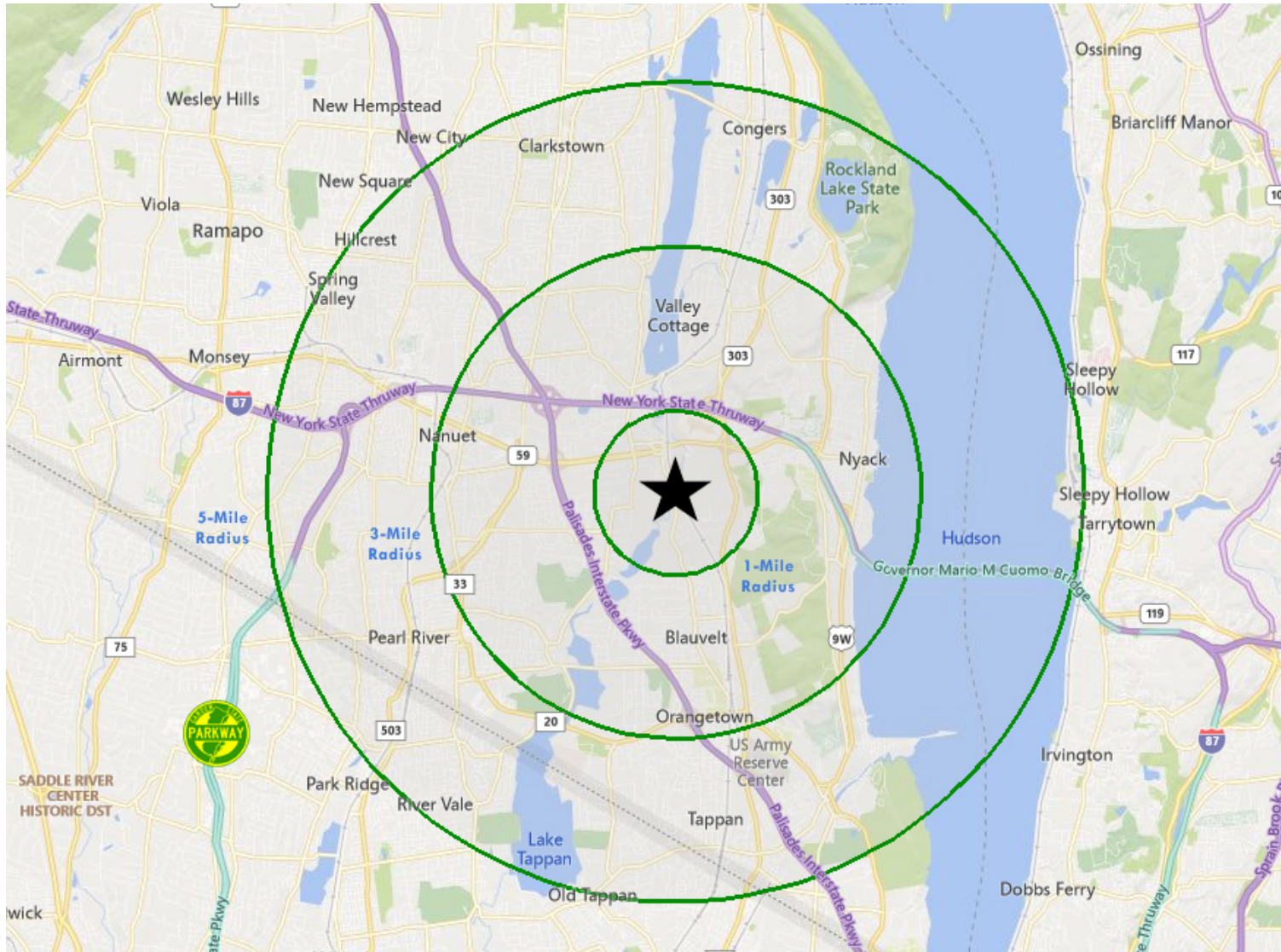
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Radius	1 Mile	3 Mile	5 Mile
Population:			
2024 Projection	2,757	55,873	163,109
2019 Estimate	2,695	54,559	159,414
2010 Census	2,571	51,736	151,854
Growth 2019-2024	2.30%	2.41%	2.32%
Growth 2010-2019	4.82%	5.46%	4.98%
2019 Population Hispanic Origin	354	6,881	26,067
2019 Population by Race:			
White	2,166	42,531	118,439
Black	197	6,119	21,272
Am. Indian & Alaskan	6	184	732
Asian	280	4,575	15,482
Hawaiian & Pacific Island	2	39	181
Other	44	1,111	3,307
U.S. Armed Forces:	0	16	54
Households:			
2024 Projection	895	20,377	55,999
2019 Estimate	876	19,906	54,743
2010 Census	839	18,891	52,144
Growth 2019 - 2024	2.17%	2.37%	2.29%
Growth 2010 - 2019	4.41%	5.37%	4.98%
Owner Occupied	733	13,906	39,841
Renter Occupied	143	6,000	14,903
2019 Avg Household Income	\$151,246	\$129,856	\$129,810
2019 Med Household Income	\$129,891	\$104,438	\$103,586
2019 Households by Household Inc:			
<\$25,000	89	2,275	6,058
\$25,000 - \$50,000	94	2,727	7,425
\$50,000 - \$75,000	100	2,564	7,234
\$75,000 - \$100,000	37	2,015	5,829
\$100,000 - \$125,000	104	2,101	5,752
\$125,000 - \$150,000	69	1,665	4,494
\$150,000 - \$200,000	160	2,842	7,737
\$200,000+	222	3,719	10,213

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