

FOR LEASE

225 NORTH ROUTE 303

CONGERS, NY

100,000 SF CLASS A WAREHOUSE/OFFICE SPACE



KOHL INDUSTRIAL PARK

PROPERTY SPECIFICATIONS

Premises	100,000 sq. ft.	Ceiling Height	33' clear
Office Area	12,586 sq. ft.	Loading	9 tailboard loading docks
Warehouse Area	87,414 sq. ft.	Power	± 800 Amps (expandable)
Asking Base Rent	TBD	Parking	100 spaces
Taxes	\$2.15 per sq. ft.	Sprinklers	ESFR
CAM	\$1.75 per sq. ft.	Water	Suez Water
Year Built	2009	Sewer	Municipal
Column Spacing	49' w x 49' d	Gas & Electric	Orange & Rockland



CONTACT US

JAMES B. TULLY

Executive Vice President
+1 201 712 5804
james.tully@cbre.com

FRED L. SULLIVAN, II

Associate
+1 201 712 5894
fred.sullivan@cbre.com

www.cbre.us

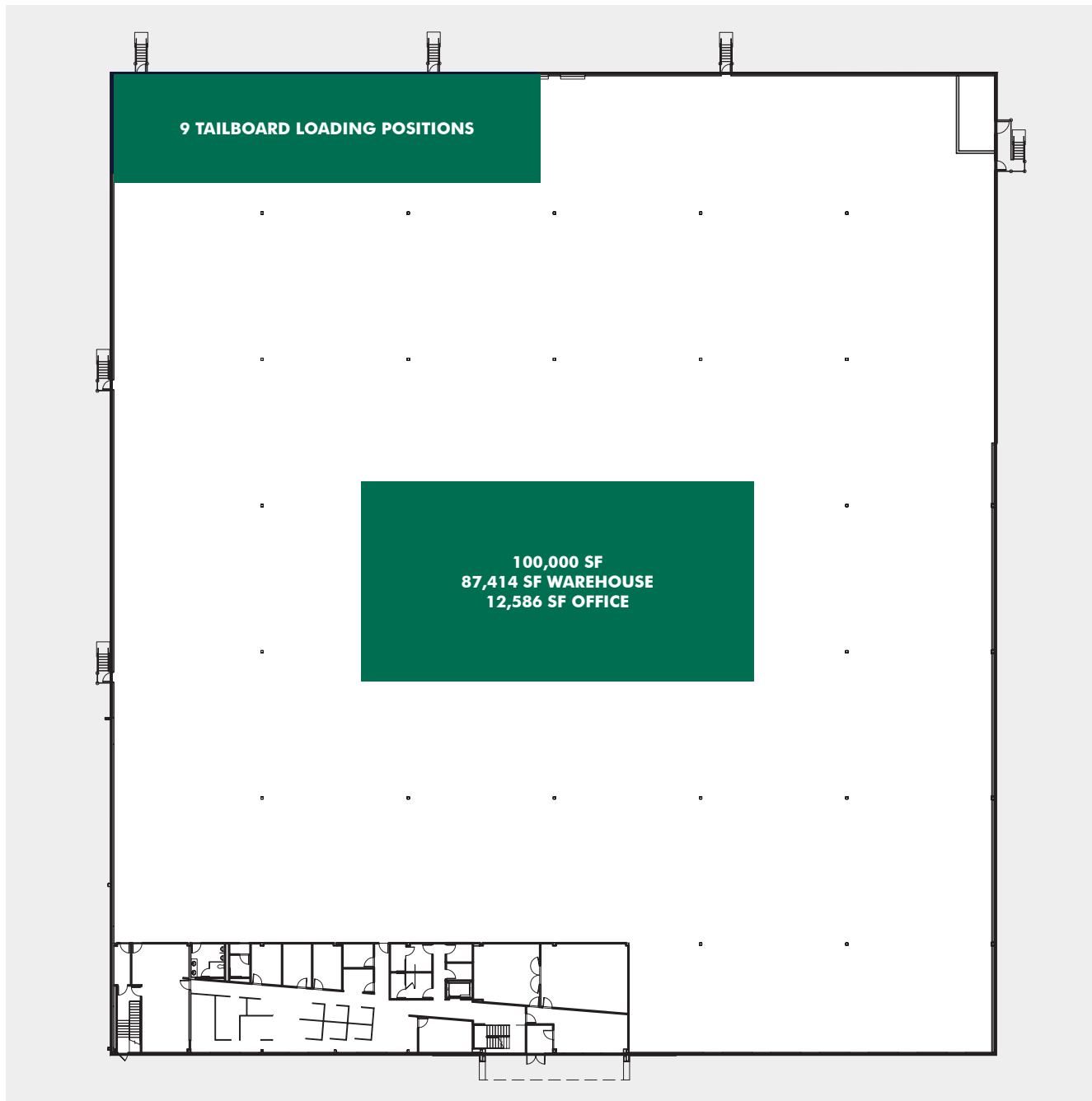
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FLOOR PLAN, UNIT 106



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PROPERTY PHOTOS, **UNIT 106**



Entrance



Warehouse



1st Floor Office



Loading (Expandable to 20 Dock Doors)

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PROPERTY LOCATION & ACCESS



ACCESSIBILITY

US Route 9W	1 Minute
New York State Thruway	9 Minutes
Tappan Zee Bridge	11 Minutes
Palisades Interstate Parkway	12 Minutes
Garden State Parkway	15 Minutes
Bear Mountain Bridge	29 Minutes
George Washington Bridge	40 Minutes
Interstate 95	42 Minutes

Unit 106 at Kohl Industrial Park ("KIP") offers 100,000 sq. ft. of Class A warehouse and office space in the Rockland County/ Northern New Jersey submarket. KIP is located right off Route 303 and is among the region's newest and most modern industrial properties. The property offers 87,414 sq. ft. of warehouse space and 12,586 sq. ft. of spectacular, two-story office space along with best-in-class ceiling heights, column spacing, and location.

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