

3 ALPINE COURT

Chestnut Ridge, Rockland County, New York

± 68,862 SF

Corporate Headquarters / Industrial Building

FOR LEASE



LOCATION HIGHLIGHTS

- Attractive corporate park setting
- Easy access to NY State Thruway, Highway 17 and Route 303
- 3-minute drive to I-287 / I-87
- 3 miles to the Garden State Parkway
- Surrounded by industrial, office, residential and shopping centers



FOR MORE INFORMATION, PLEASE CONTACT:

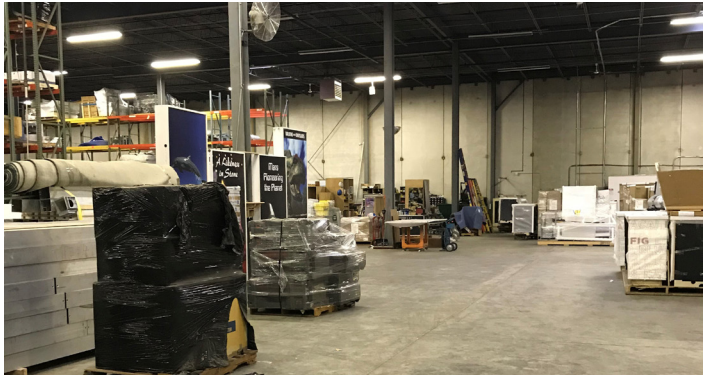
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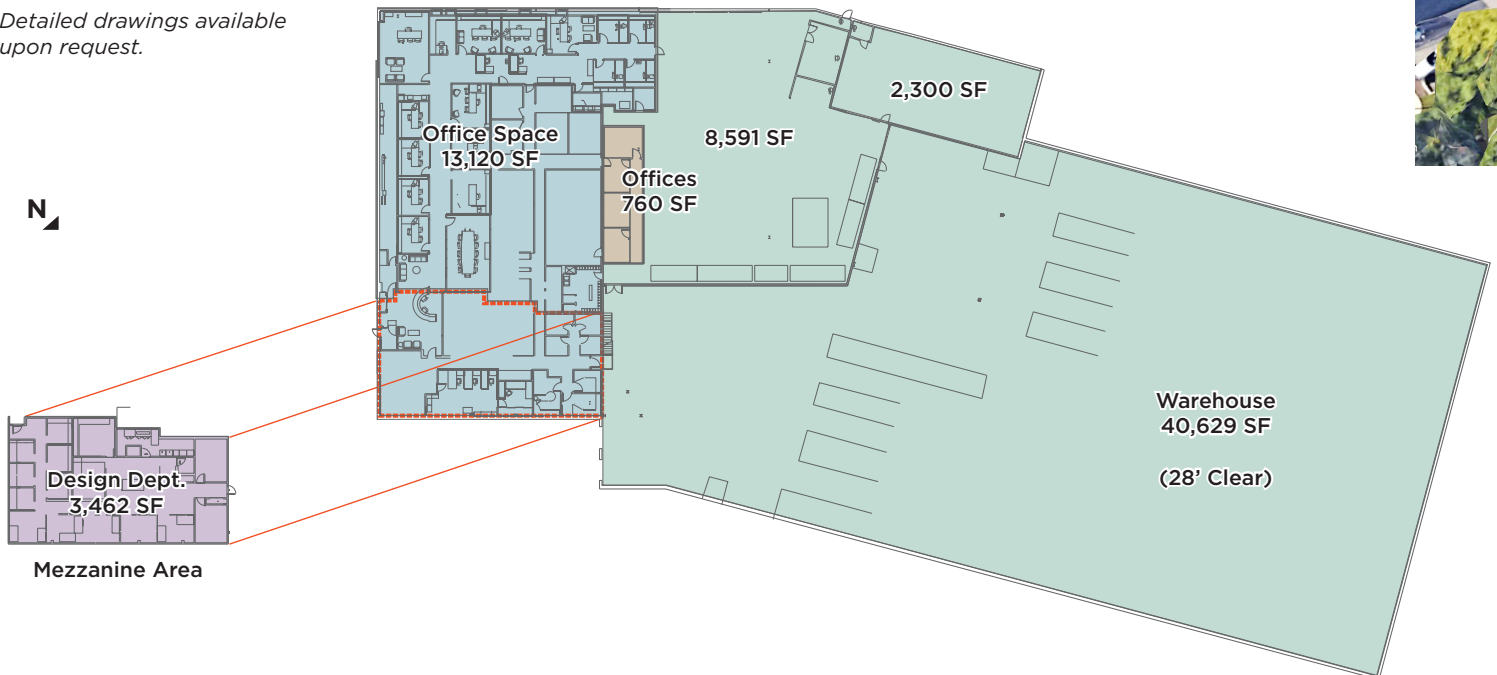
FLOOR PLAN & BUILDING FEATURES



± 68,862 SF
Available for Lease

± 13,120 SF
Office Space

Detailed drawings available upon request.

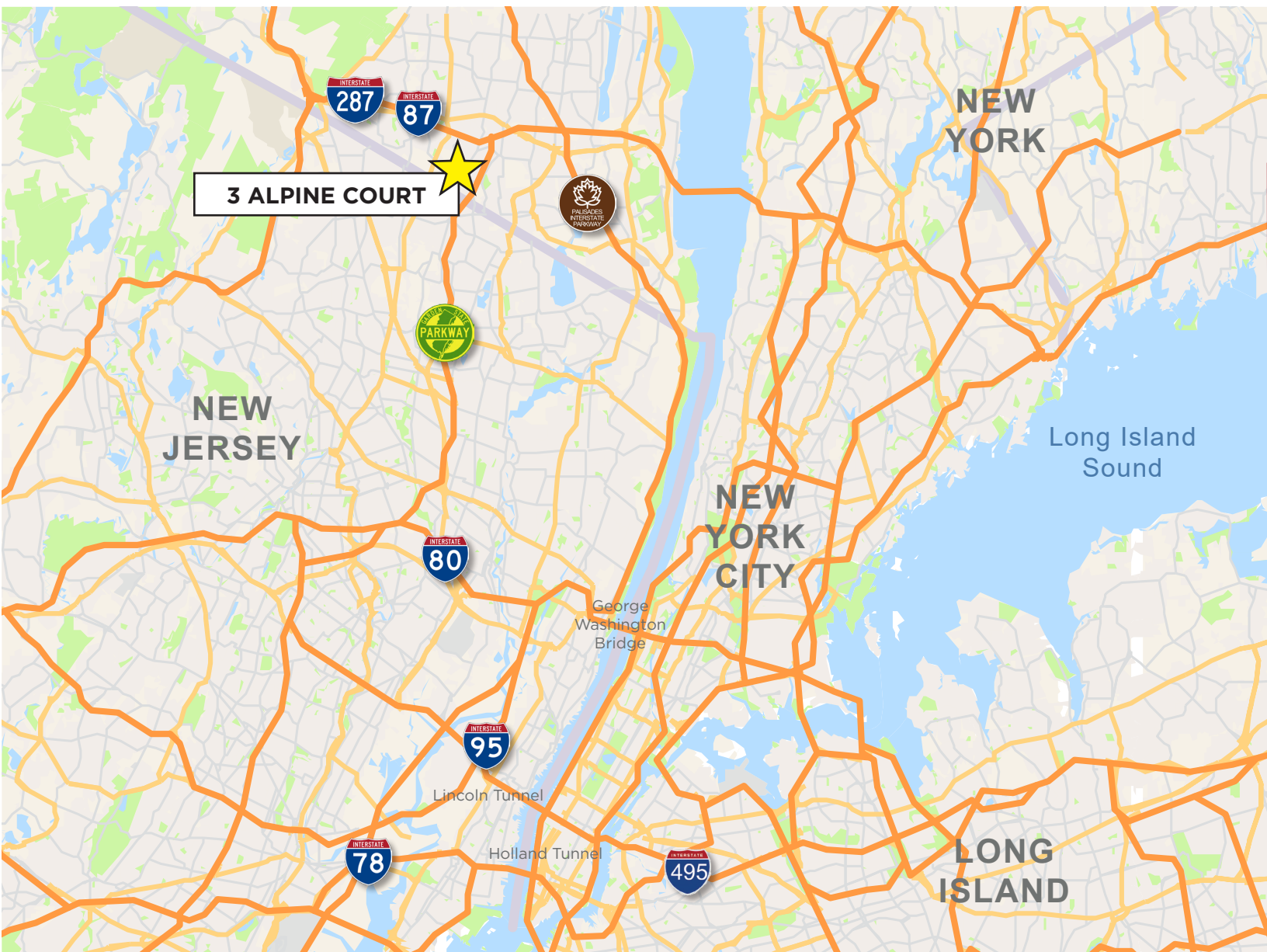




ADDITIONAL FEATURES:

- **Possession:** October 2019
- **Built:** 1989
- **Loading:** 2 tailgates (expandable) + 1 drive-in door (expandable)
- **Ceiling Height:** 28' clear
- **Column Spacing:** 31' x 47'9" - Warehouse Area
- **Power:** 800 amps / 480/277 volts
- **Acres:** 4.48 (Expansion possible)
- **Zoning:** P1, Planned Industry
- **Parking:** ±93 car spaces
- **Sprinklers:** 100% Wet system
- **Restrooms:** 3 bathrooms, locker room & shower

LOCATION MAP



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