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 SFAvailable for Lease

±13,120 SF Office Space



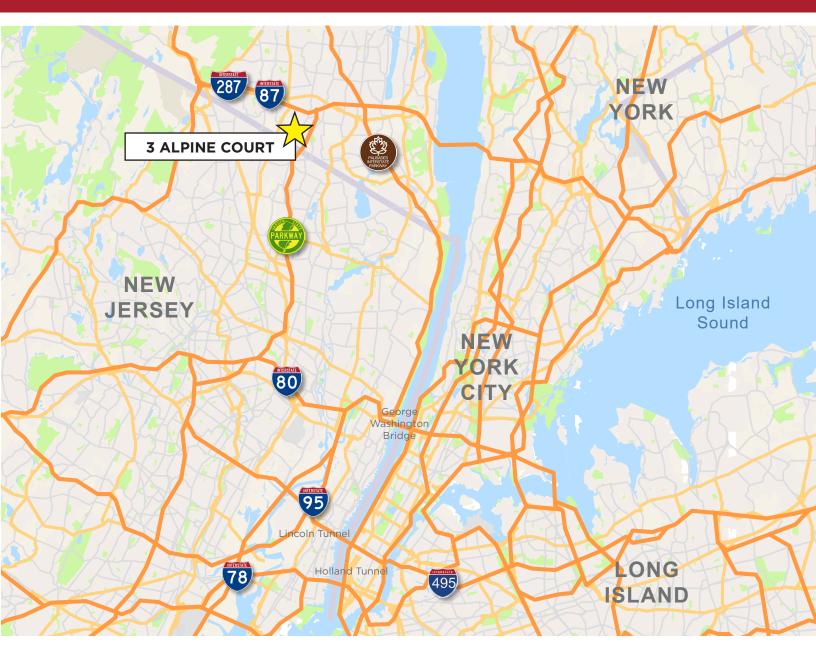


ADDITIONAL FEATURES:

- 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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