

ROCKLAND CENTER

43 East Route 59 | Nanuet, New York

8,000 SF WAREHOUSE/ FLEX/ DISTRIBUTION



POPULATION		HOUSEHOLDS		EMPLOYEES	
	1 mi 7,732		1 mi 2,971		1 mi 6,120
	3 mi 85,210		3 mi 27,562		3 mi 42,948
	5 mi 251,744		5 mi 75,486		5 mi 105,316

BROKER CONTACT

ZACH LANDES

914-237-3400, Ext. 123

Zach@RoyalPropertiesinc.com

DAVID LANDES

914-237-3400, Ext. 104

David@RoyalPropertiesinc.com



ROYAL
PROPERTIES

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WAREHOUSE/ FLEX/
DISTRIBUTION



AVAILABLE:

8,000 SF

ADDITIONAL INFORMATION:

- Located on Route 59, the Main Travel Corridor of Nanuet
- Approx. 16' Ceiling Heights
- Overhead Door on Grade
- 100 AMPs
- Easy Access for Tractor Trailers
- Prime Demographics

RENT:

Call For Details

CAM/TAXES:

\$9.02/SF

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PROXIMITY TO TRAVEL CORRIDORS:

- .5 Miles to NY-304
- 1.1 Miles to Palisades Interstate Parkway
- 2.3 Miles to I-287
- 3.3 Miles to Garden State Parkway
- 5.4 Miles to Tappan Zee Bridge

NEIGHBORING DISTRIBUTION CENTERS:

Amazon Fulfillment, Raymour & Flanigan Distribution, Manhattan Beer Distributors, and more



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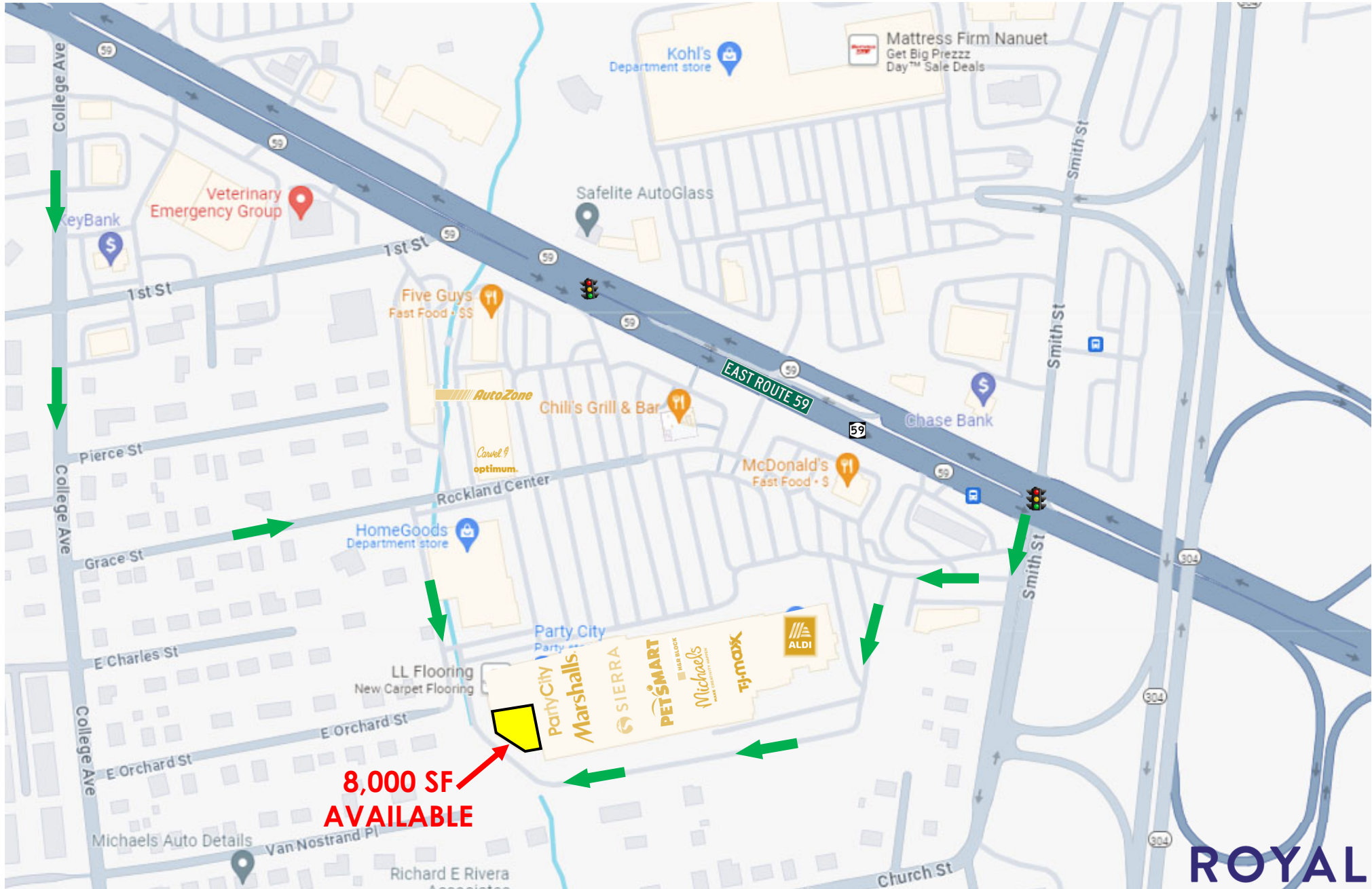
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TRAILER ACCESS POINTS



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LOCAL DISTRIBUTION CENTERS/WAREHOUSES



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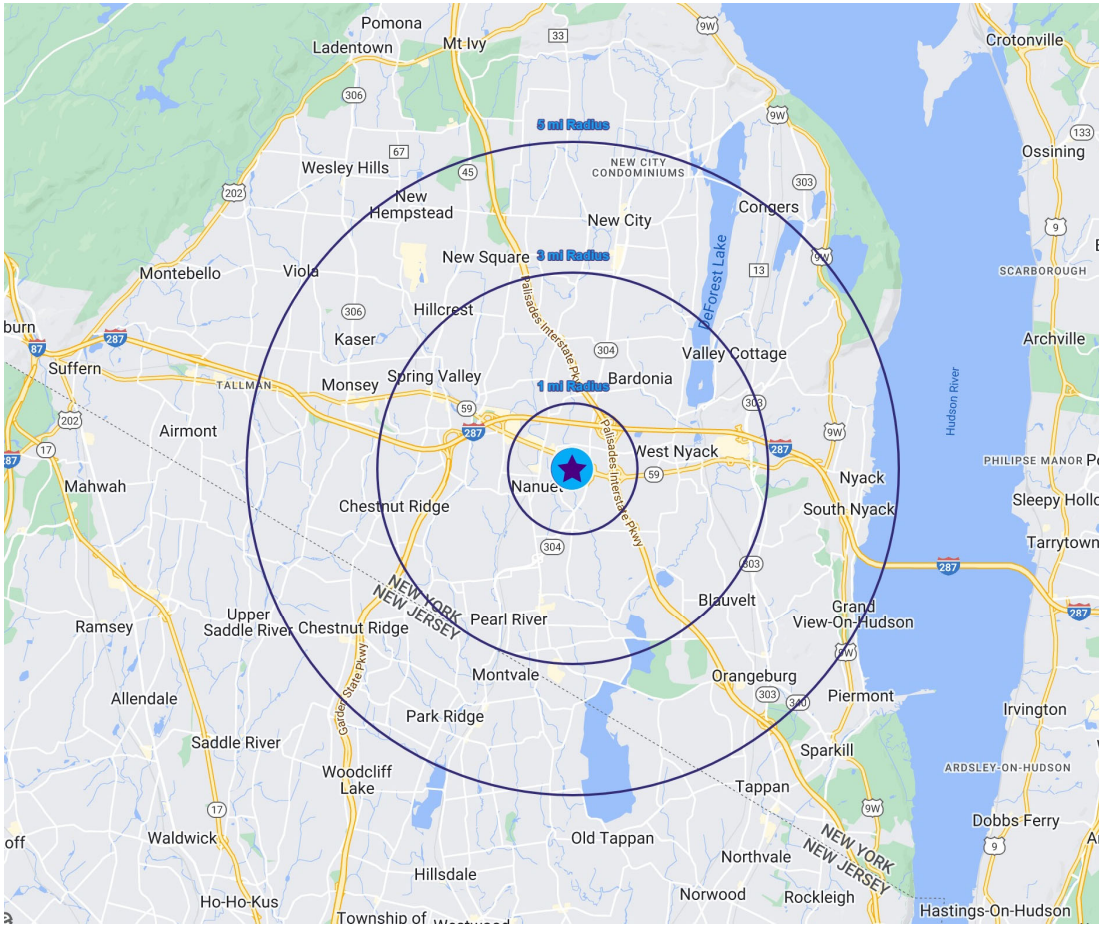
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TRADE AREA DEMOGRAPHIC OVERVIEW



1 Mile Radius

2023 Est. Population	7,732
2023 Est. Avg. HH Income	\$175,760
Households	2,971
Total Employees	6,120

3 Mile Radius

2023 Est. Population	85,210
2023 Est. Avg. HH Income	\$180,794
Households	27,562
Total Employees	42,948

5 Mile Radius

2023 Est. Population	251,744
2023 Est. Avg. HH Income	\$169,910
Households	75,486
Total Employees	105,316

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