

SPACE FOR LEASE

RTL NANUET
ROUTE 59
ROCKLAND COUNTY, NY

103,000 SF - 223,000 SF AVAILABLE (DIVISIBLE)



JOIN

STOP&SHOP **verizon**✓



REGAL

Apple Store



SEPHORA

J.CREW



RTL NANUET | 5101 FASHION DRIVE | NANUET, NY 10954

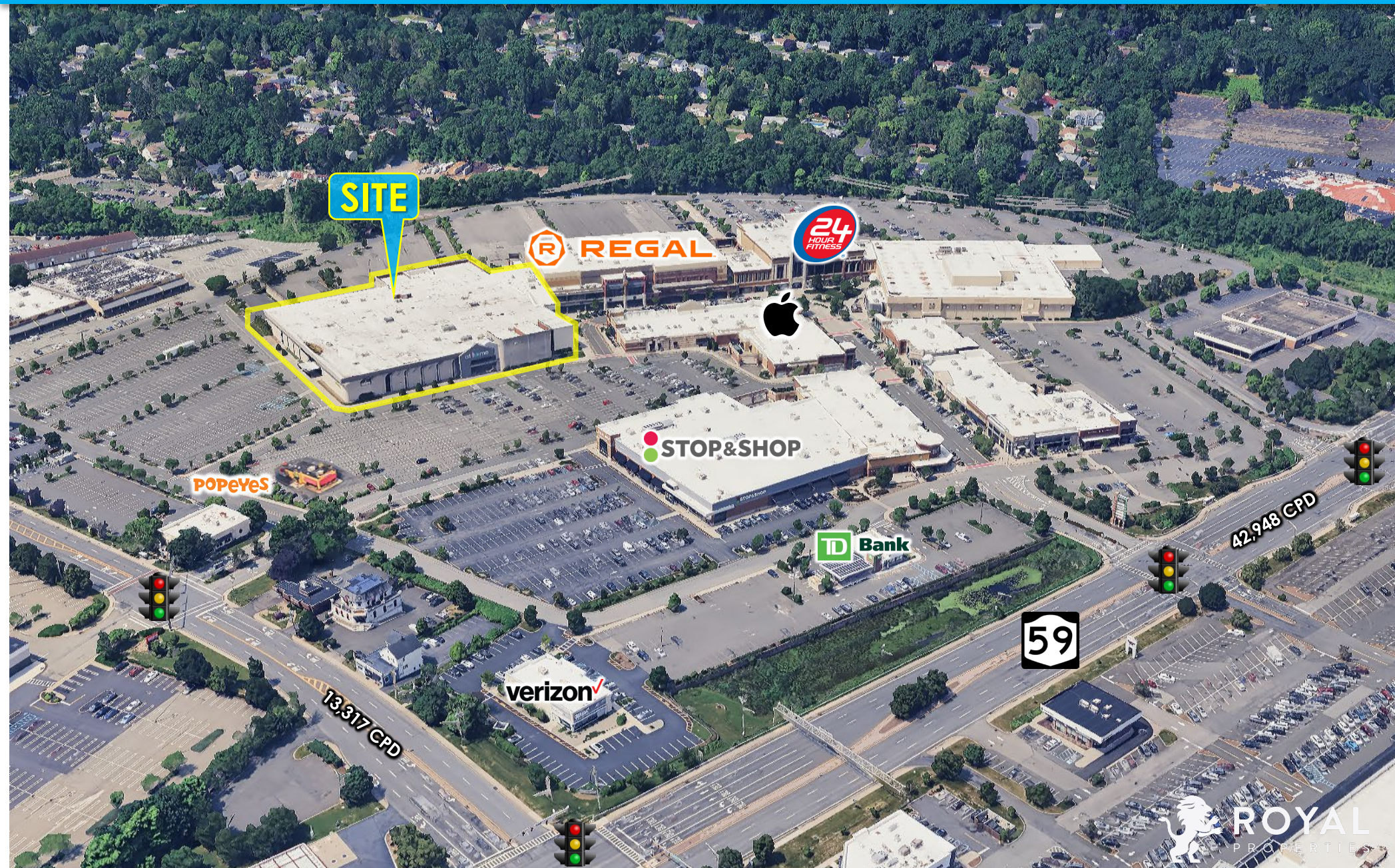
ROYAL
PROPERTIES

All information herein is from sources deemed reliable. No warranty or representation is made to the accuracy thereof and it is submitted subject to errors, omissions and/or changes, without notice.

www.RoyalPropertiesInc.com

SPACE FOR LEASE

RTL NANUET
ROUTE 59
ROCKLAND COUNTY, NY



SPACE FOR LEASE

RTL NANUET
ROUTE 59
ROCKLAND COUNTY, NY



FEATURES

- 223,000 SF± Available on Two Levels
- 103,000 SF± Level 1 Available (Divisible-Currently At Home)
- 120,000 SF± Level 2 Can be Made Available (Currently Storage King USA)
- Multiple Access Points off of Route 59
- Parking for over 1,000 Vehicles
- Loading Docks: 4 on L2 & 2 on L1
- Ceiling Heights: 16.50' min. (to Joist) on L2 & 17.50'+ min. (to Joist) on L1
- Column Spacing: 28.5'
- Floor Loads: 125 lbs. for L2 and Slab on Grade for L1
- Electric and Gas Service to Building
- Building Fully Air Conditioned
- Building Fully Sprinklered
- Roof: Carlisle Mechanically Fastened with 17 Year Warranty Remaining
- Clean Environmental

ADDITIONAL INFO

- Situated Next To The Shops At Nanuet, A 758,000 SF Premier Rockland County Shopping Destination
- Easy Access to Major Highways Including I-87/287, Palisades Parkway & Route 303
- Neighboring Retailers Include Stop & Shop, 24 Hour Fitness, Apple, Regal Cinema, GAP, Sephora, ALDI, TJ Maxx, Marshalls, HomeGoods, Bob's Discount Furniture, Five Below, Starbucks, Barnes & Noble, Floor & Décor, Shake Shack, Petco, Home Depot, Costco, Target and Many More
- Traffic Counts:
 - 42,948 Cars per Day Along Route 59
 - 13,317 Cars per Day Along S. Middletown Road



SPACE FOR LEASE

RTL NANUET
ROUTE 59
ROCKLAND COUNTY, NY



SPACE FOR LEASE

223,000 SF AVAILABLE (DIVISIBLE)

RTL NANUET
ROUTE 59
ROCKLAND COUNTY, NY

SITE PLAN

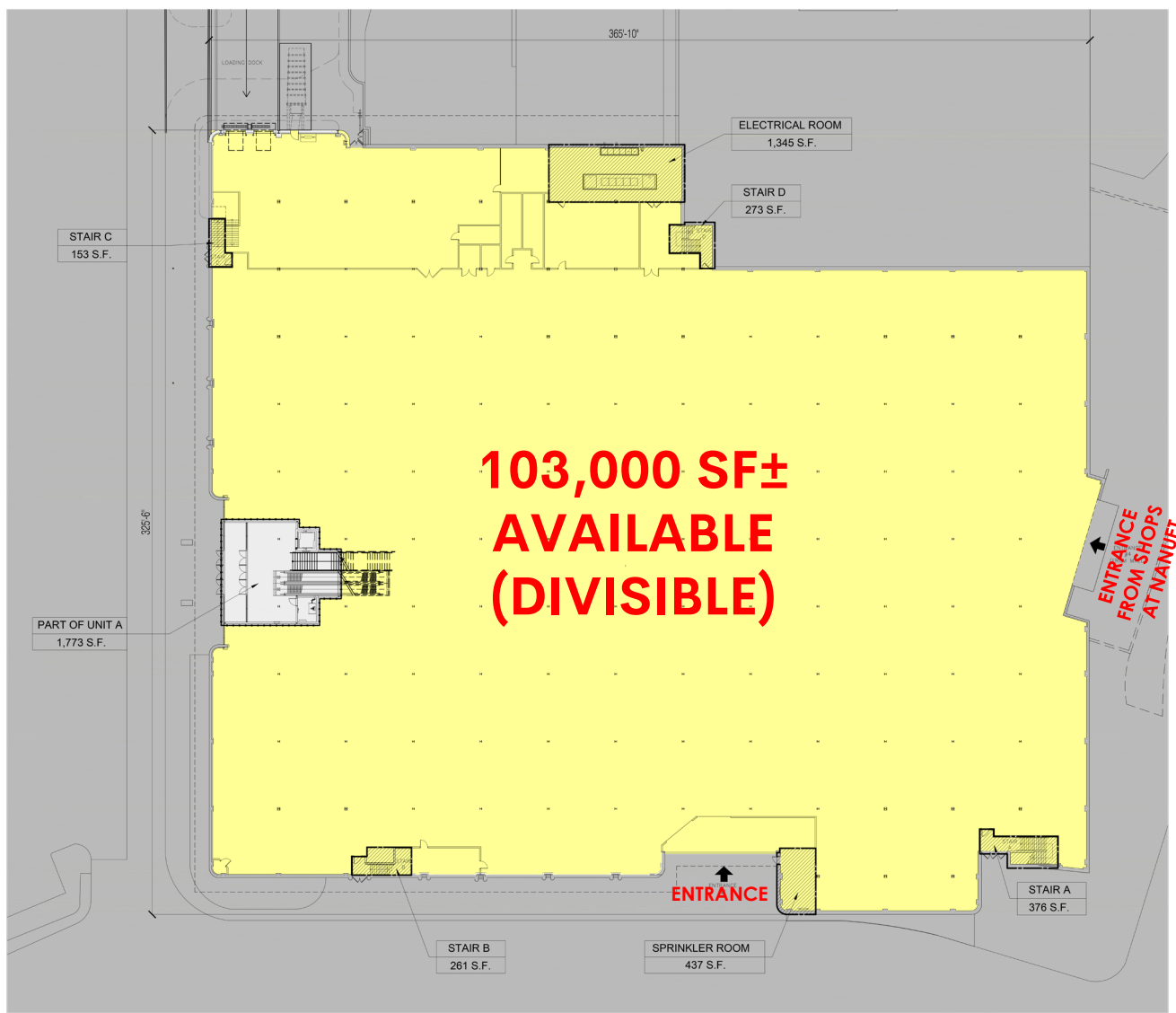


SPACE FOR LEASE

223,000 SF AVAILABLE (DIVISIBLE)

RTL NANUET
ROUTE 59
ROCKLAND COUNTY, NY

FLOOR PLAN | LEVEL 1



ROUTE 59

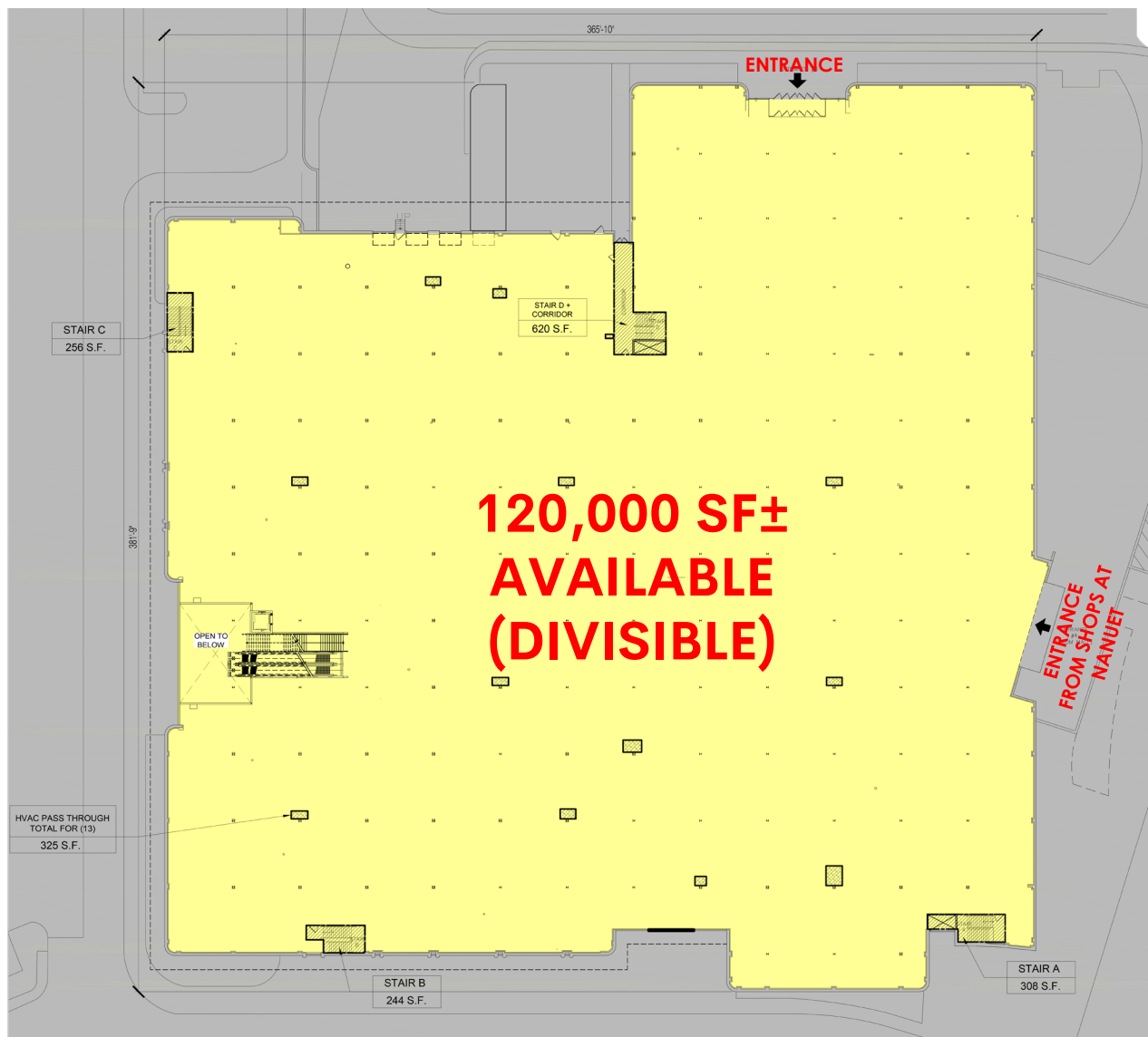


SPACE FOR LEASE

223,000 SF AVAILABLE (DIVISIBLE)

RTL NANUET
ROUTE 59
ROCKLAND COUNTY, NY

FLOOR PLAN | LEVEL 2



ROUTE 59



SPACE FOR LEASE

RTL NANUET
ROUTE 59
ROCKLAND COUNTY, NY

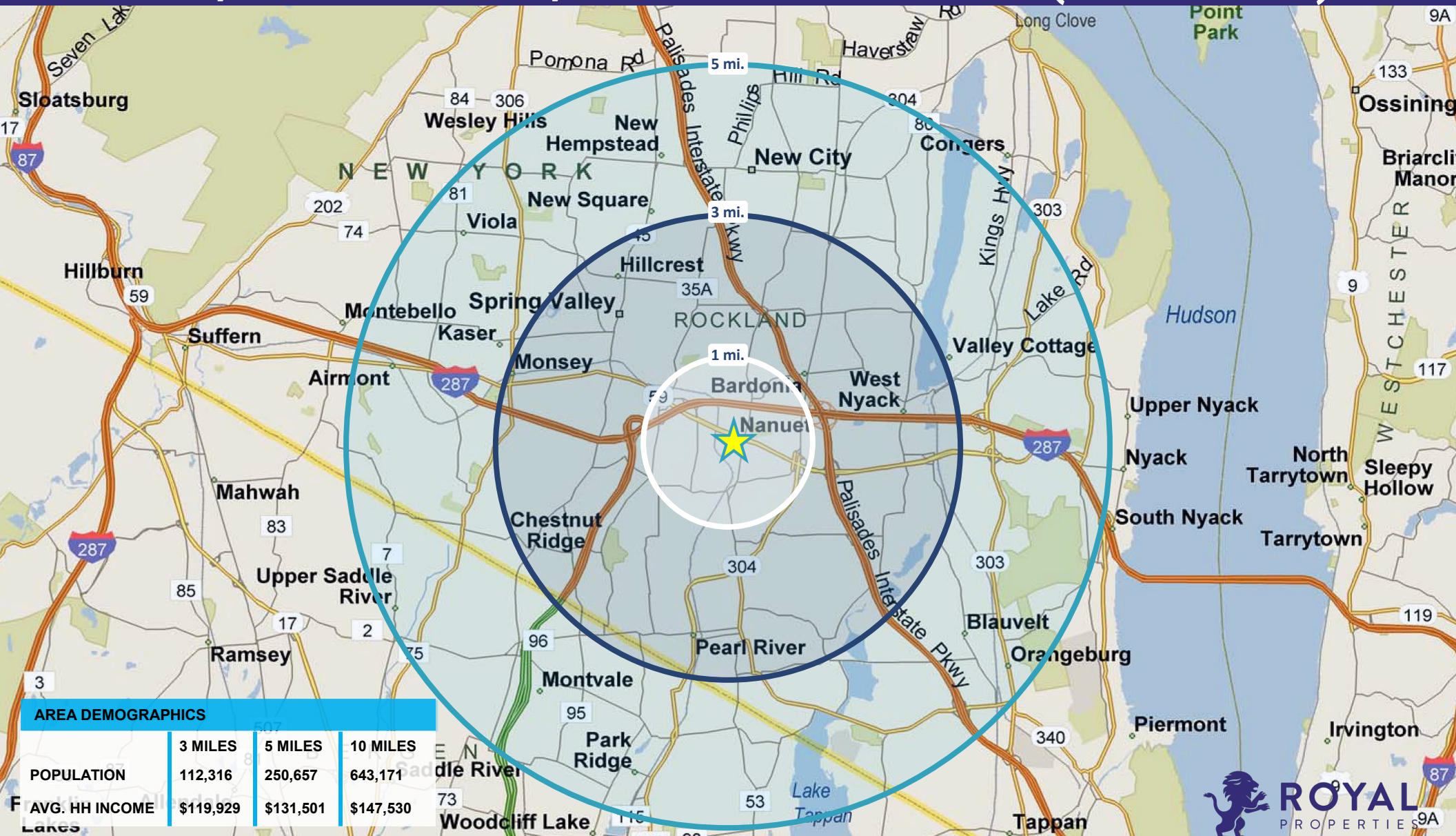
103,000 SF - 223,000 SF AVAILABLE (DIVISIBLE)



SPACE FOR LEASE

RTL NANUET
ROUTE 59
ROCKLAND COUNTY, NY

103,000 SF - 223,000 SF AVAILABLE (DIVISIBLE)



SPACE FOR LEASE

RTL NANUET
ROUTE 59
ROCKLAND COUNTY, NY

103,000 SF - 223,000 SF AVAILABLE (DIVISIBLE)

FOR MORE INFORMATION, PLEASE CONTACT:

914-237-3400

DAVID LANDES - EXT. 104

David@RoyalPropertiesInc.com

ZACH LANDES - EXT. 123

Zach@RoyalPropertiesInc.com

VISIT OUR WEBSITE:

WWW.ROYALPROPERTIESINC.COM

