

West Haverstraw, NY

INDUSTRIAL/OFFICE

51-59 S. Route 9W

DEVELOPMENT SITE FOR SALE



AVAILABLE FOR SALE:

Up to 81,500 SF on 4.6 Acre Development Site

NEIGHBORING TENANTS:

Department of Motor Vehicles, Helen Hayes Hospital, Tractor Supply Co, Rockland Urgent Care, Midas, Ivy Rehab, Stop & Shop, T-Mobile, Advance Auto Parts, Dunkin', Verizon, KFC and many more

ADDITIONAL INFORMATION:

- Development Opportunity with Full Approvals
- Approved for a Two Story 81,500 SF Building Including 10,000 SF of Office
- Maximum Building Height of 40'
- Ideal Self Storage, Medical or Warehouse Use
- Excellent Visibility on Route 9W
- 48 Parking Spaces
- Easy Access to I-87, Route 303 and Route 202

TRAFFIC COUNTS:

15,555 Cars Per Day Along Route 9W

ASKING PRICE:

Call For Details

TAXES:

Call For Details

AREA DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	16,506	53,816	110,411
Average HH Income	\$89,316	\$120,723	\$131,601

**For More Information,
Please Contact:**

914-237-3400

Scott Milich – Ext. 116
SMilich@RoyalPropertiesInc.com



All information furnished 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.

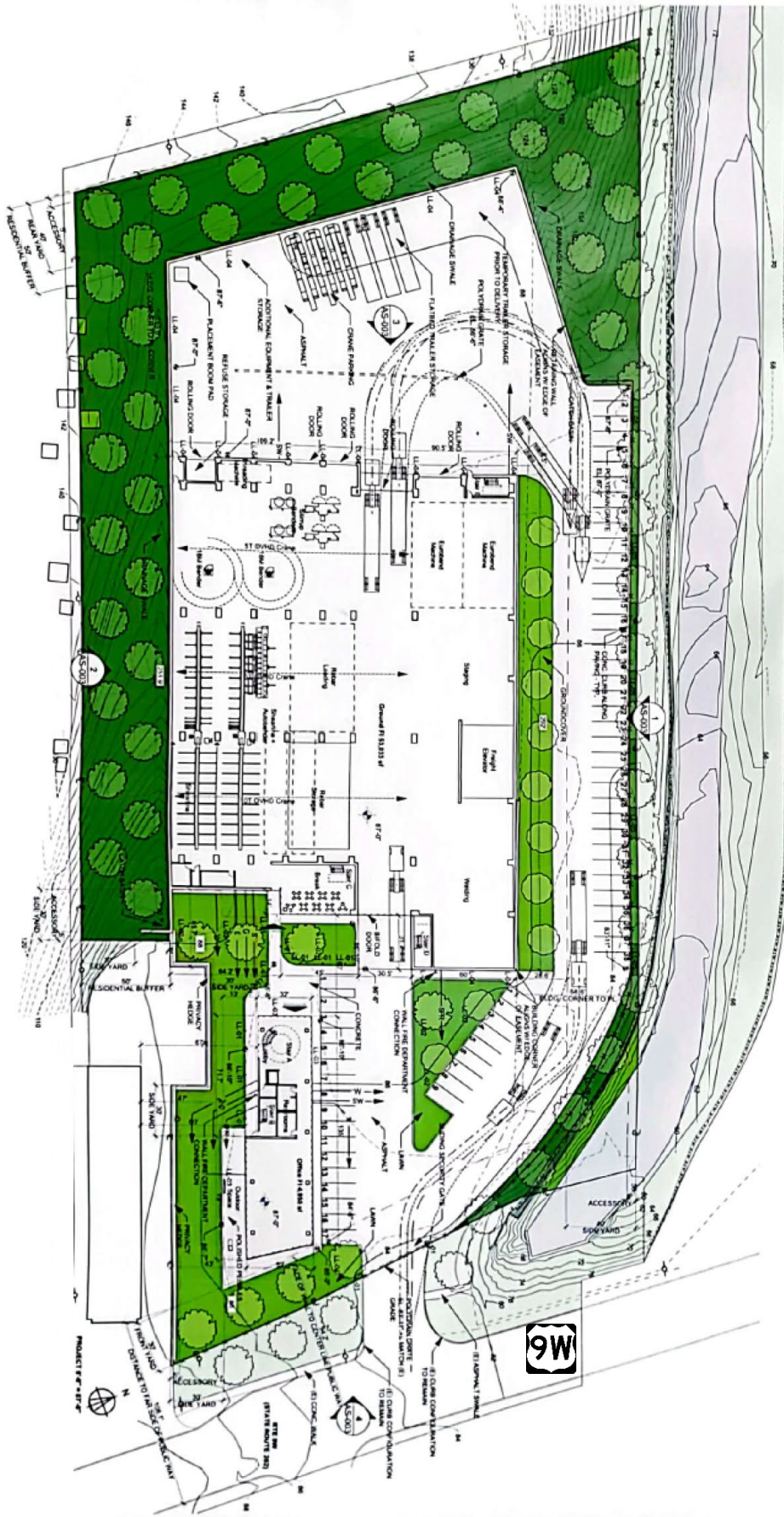
www.RoyalPropertiesInc.com

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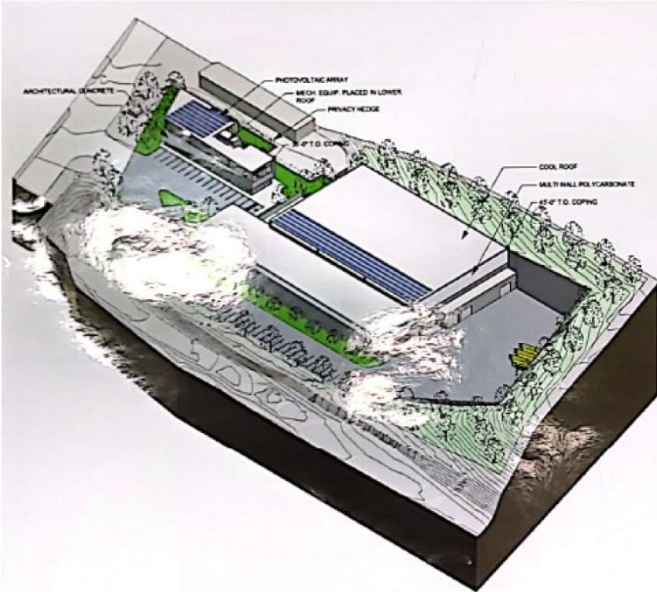


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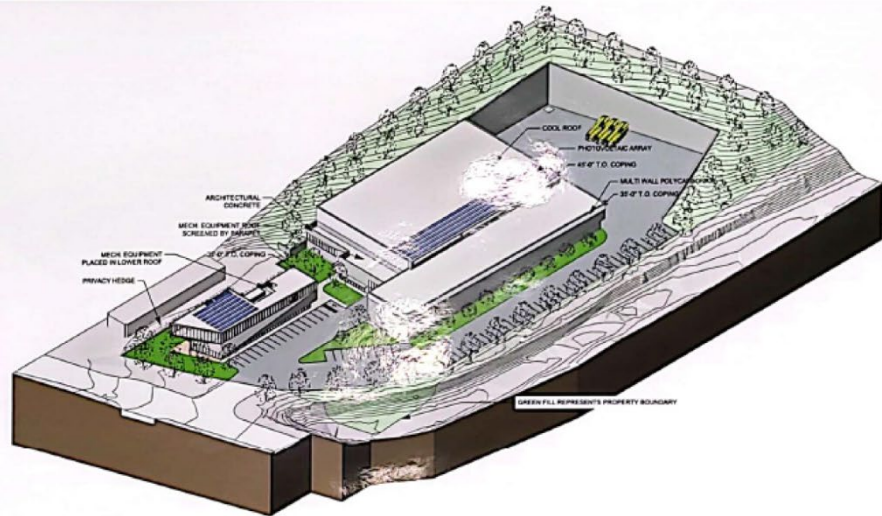
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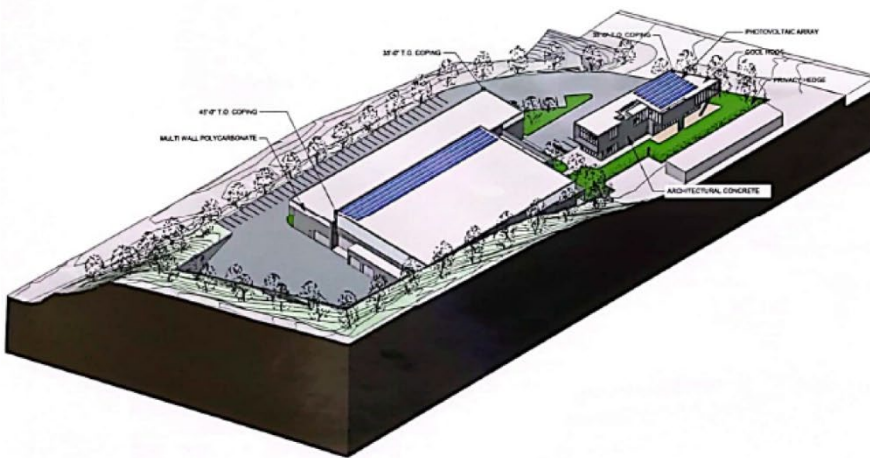
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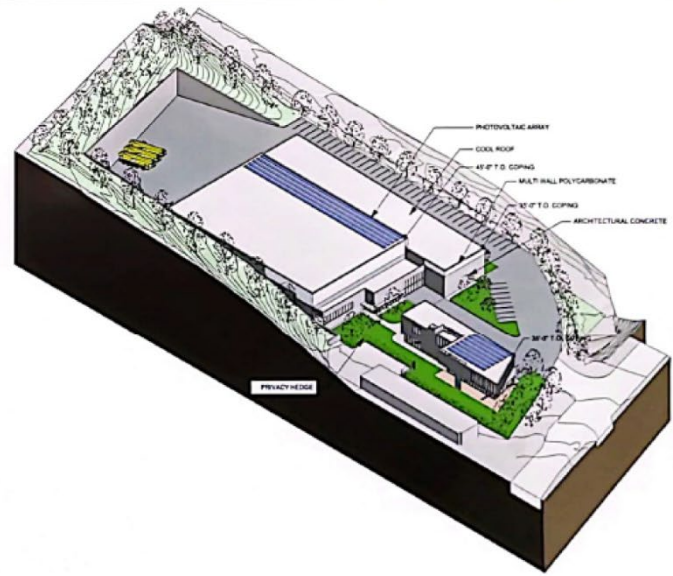
3 ISOMETRIC NORTH-WEST



4 ISOMETRIC NORTH-EAST



1 ISOMETRIC SOUTH-WEST



2 ISOMETRIC SOUTH-EAST



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