

# 49 MURRAY HILL DRIVE

**NANUET, NY**

*(a/k/a 99 S. Pascack Road)*



**PRIME ROCKLAND COUNTY LOCATION - IMMEDIATELY OFF RT. 287 & GSP**

<b>AVAILABLE UNIT:</b>	<b>27,700 sq. ft.</b>
<b>LOADING:</b>	<b>1 tailgate</b>
<b>OFFICE AREA:</b>	<b>approx. 1,350 sq. ft.</b>
<b>CLEAR HEIGHT:</b>	<b>24'</b>
<b>PARKING:</b>	<b>18 spaces</b>
<b>COLUMNS:</b>	<b>25' x 40'</b>
<b>POWER:</b>	<b>400 amps</b>
<b>REAL ESTATE TAXES:</b>	<b>\$1.82 per sq. ft.</b>
<b>CAM/INSURANCE:</b>	<b>approx. \$1.10 per sq. ft.</b>
<b>ASKING RENTAL:</b>	<b>\$12.50 per sq. ft. NNN</b>

For more information, please contact:

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