

100,000 SF OF CLASS A WAREHOUSE AVAILABLE | DIVISIBLE

225 NORTH ROUTE 303
CONGERS, NY



AVAILABLE SPACE

100,000 SF
87,414 SF warehouse
12,586 SF office

BUILDING HIGHLIGHTS



Facility Area

100,000 SF



Ceiling Height

33' Clear Height



Column Spacing

49'x49'



Loading Docks

9
Ability to increase to 20



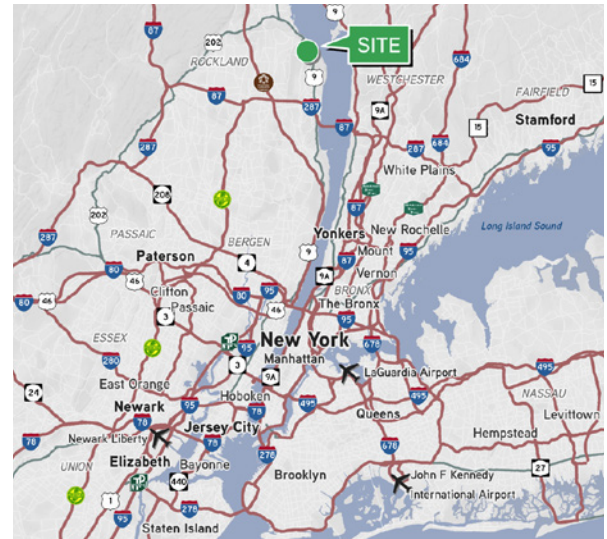
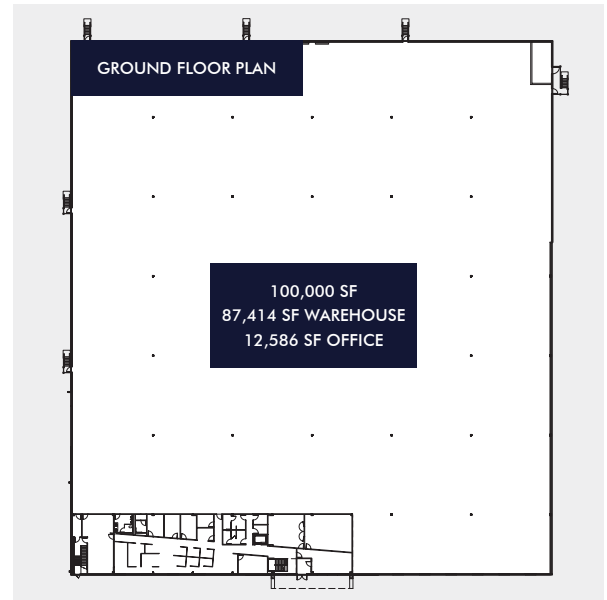
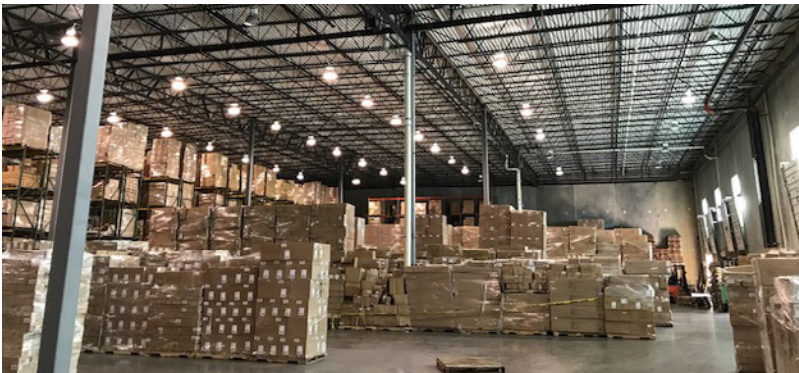
Pallet Capacity

7600

Additional Features: Separate Truck Entrance; Heavy Floor Load of 600 lbs PSF on 6" slabs; 100 parking spaces; Tilt-up cast; In-place concrete; Heavy power 9 wet/ 2 Dry suspension system; Less than 1 mile from Route 9W; 5 to 8 miles from the New York State Thruway and Palisades Parkway

OVERVIEW

Kohl Industrial Park offers Class A warehouse space in the Rockland County/ North Jersey submarkets, and is located right off NY Route 303. The park was constructed in 2009 and has always been owner-managed. KIP offers Warehouse and Flex space with best-in-class ceiling heights, column spacing and location.



ACCESSIBILITY

US Route 9	1 minute
New York State Thruway	9 minutes
Tappan Zee Bridge	11 minutes
Palisades Interstate Parkway	13 minutes
Interstate 87	23 minutes
Interstate 287	27 minutes
Garden State Parkway	31 minutes
Interstate 95	42 minutes

Please contact Lee Rosenberg

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Brokers Protected