

up to 30,000 SF available



For Lease

300 E Route 59, Nanuet, New York

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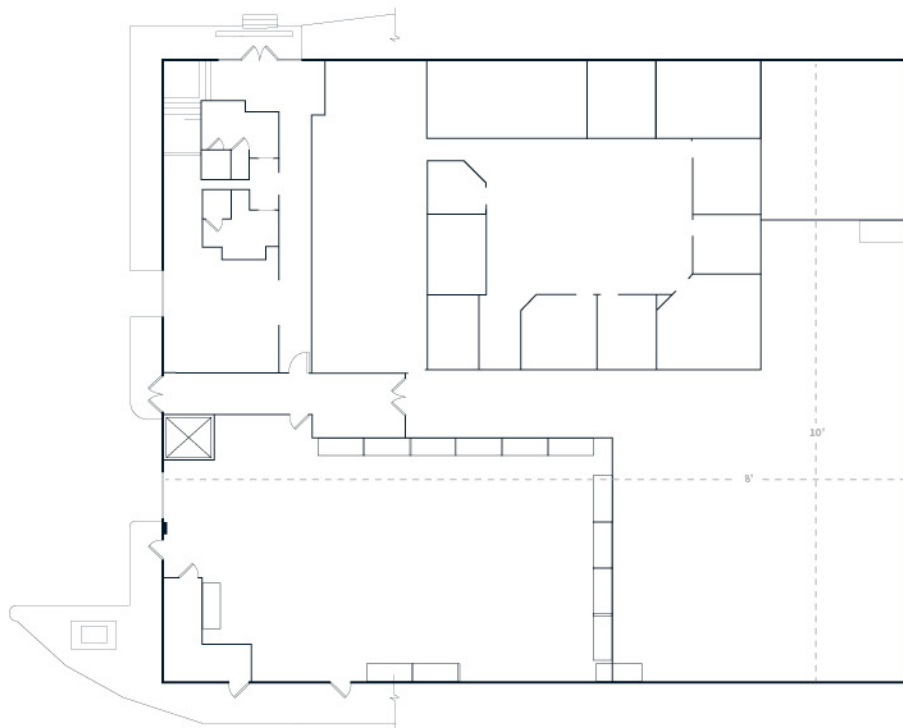
Property Overview

This **30,000-square-foot** facility in Nanuet, NY features a split-level design that maximizes the site's natural topography. The main level provides **18,000 square feet** at grade with excellent visibility and accessibility, while an additional **12,000 square feet** on the lower level offers flexible space opportunities.

Located in Rockland County approximately 20 miles north of New York City, Nanuet benefits from strategic highway access via the Palisades Interstate Parkway and I-87/I-287. The area serves as a commercial hub for Rockland County with strong demographics and established retail presence along Route 59, offering businesses a cost-effective alternative to metropolitan markets while maintaining accessibility to the broader New York region's workforce and consumer base.

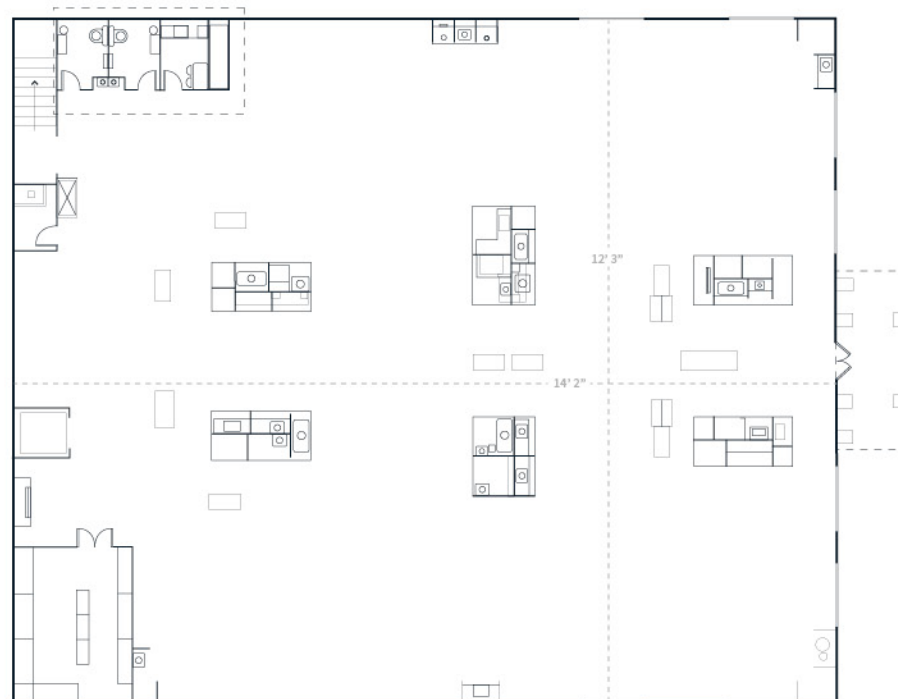


Floor Plan



Lower Level 12,000 SF

Ceiling heights:
8' to the bottom of the joist
10' to the deck



Main level 18,000 SF

Ceiling heights:
12' 3" to bottom of the joist
14' 2" to the roof deck

Survey



Market Aerial



A flexible canvas for destination uses

The opportunity pairs an identifiable exterior with the scale to accommodate distinct customer experiences.



Retailers

A freestanding branded presence within an established retail environment



Fitness / Health clubs

Space for member-facing programming and separate operational functions



Medical

Flexible space for a freestanding branded medical presence



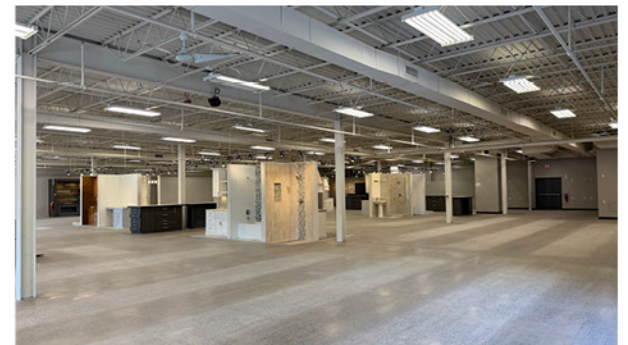
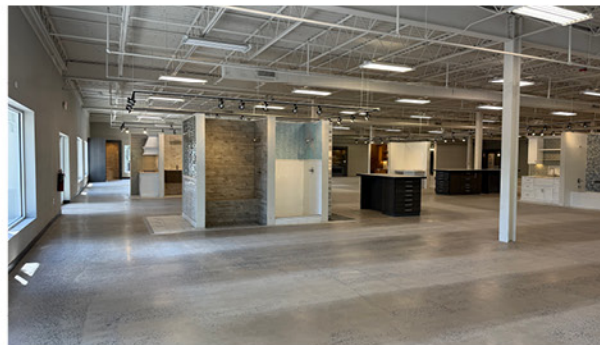
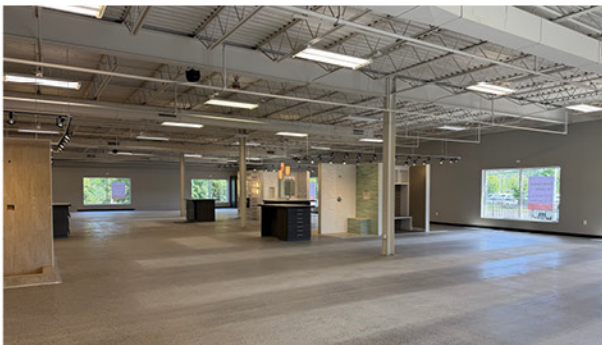
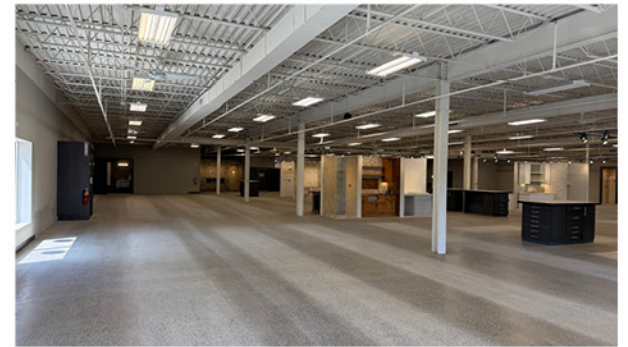
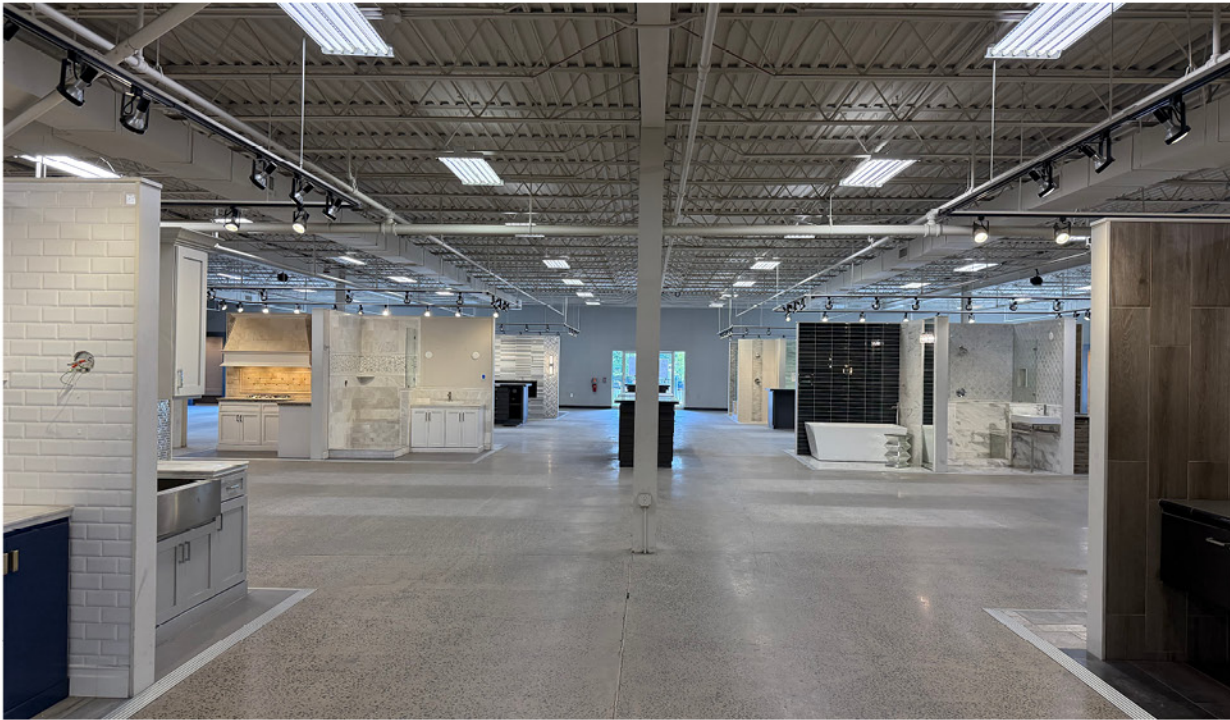
Child care facilities

Dedicated identity, controlled arrival, and multi-zone program potential

Each concept can tailor the building's two levels to its operating model while preserving a compelling ground-floor customer experience.



Interior Photos





SECURE YOUR NANUET PRESENCE

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