



Ridge Stone
Realty Group

**Food Processing • Manufacturing
Warehouse Space • Available for Sale**

31,200 SF Building with Possible Expansion to Add 42,000 SF



**1 Ramapo Avenue,
Suffern, NY 10901**

FOR ADDITIONAL
INFORMATION CONTACT:

Aron Fulop
646.389.1012
aron@ridgestonere.com

Property Summary

Ridge Stone Realty Group is pleased to offer a purchase opportunity for the property at One Ramapo Avenue, encompassing 1.27 acres with 32,200 square feet of food processing, manufacturing, and warehouse space.

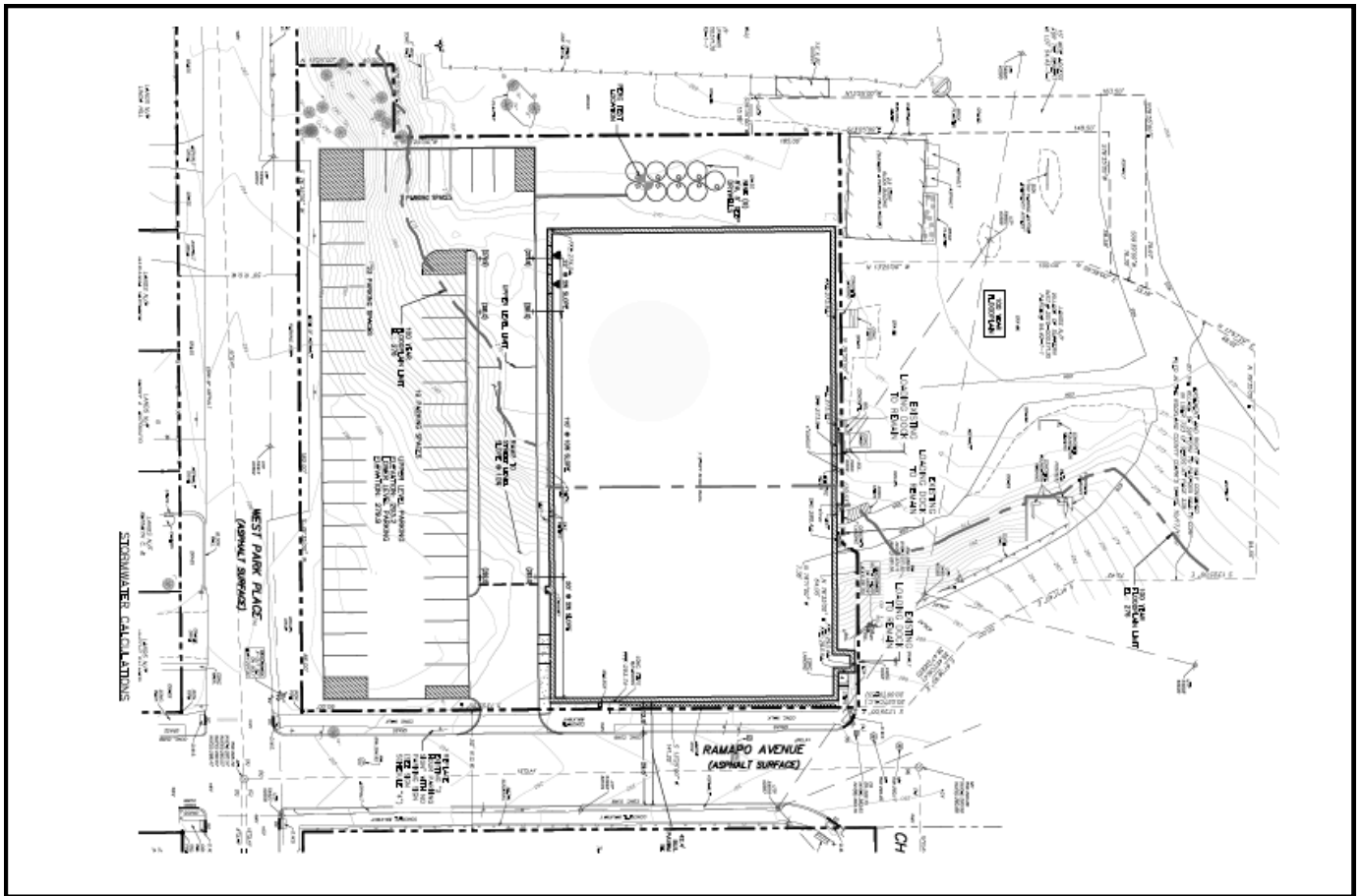
The property features an 11'5" ceiling height and is equipped with three dock doors, providing efficient loading access.

Additionally, the property is in the midst of approvals for an additional expansion to add 42,000 square feet of food processing, manufacturing, and warehouse space.

The property is strategically located 2 miles from the New York/New Jersey border and 2 miles from the NY Thruway Interstate 87/287.

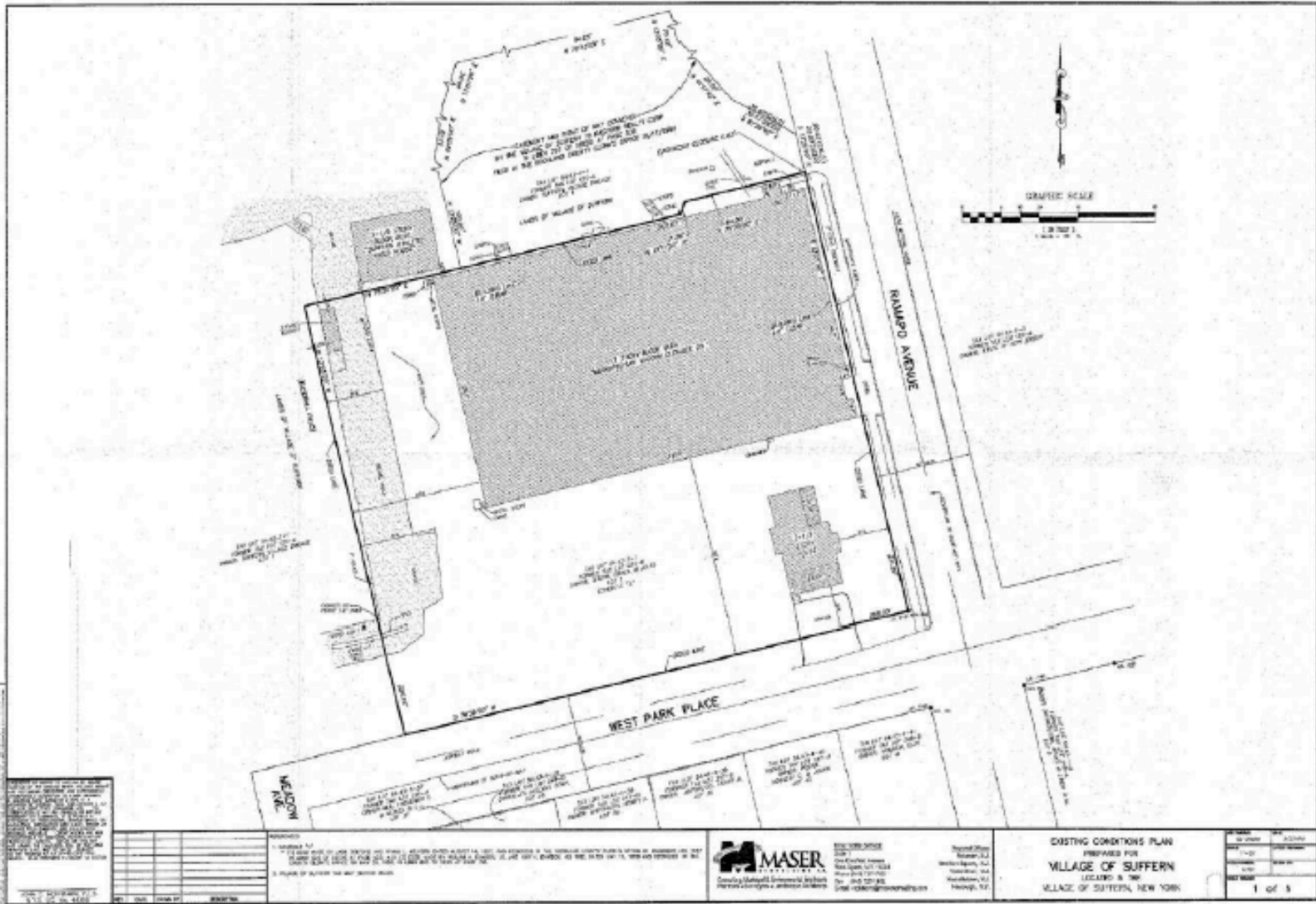
Property Highlights

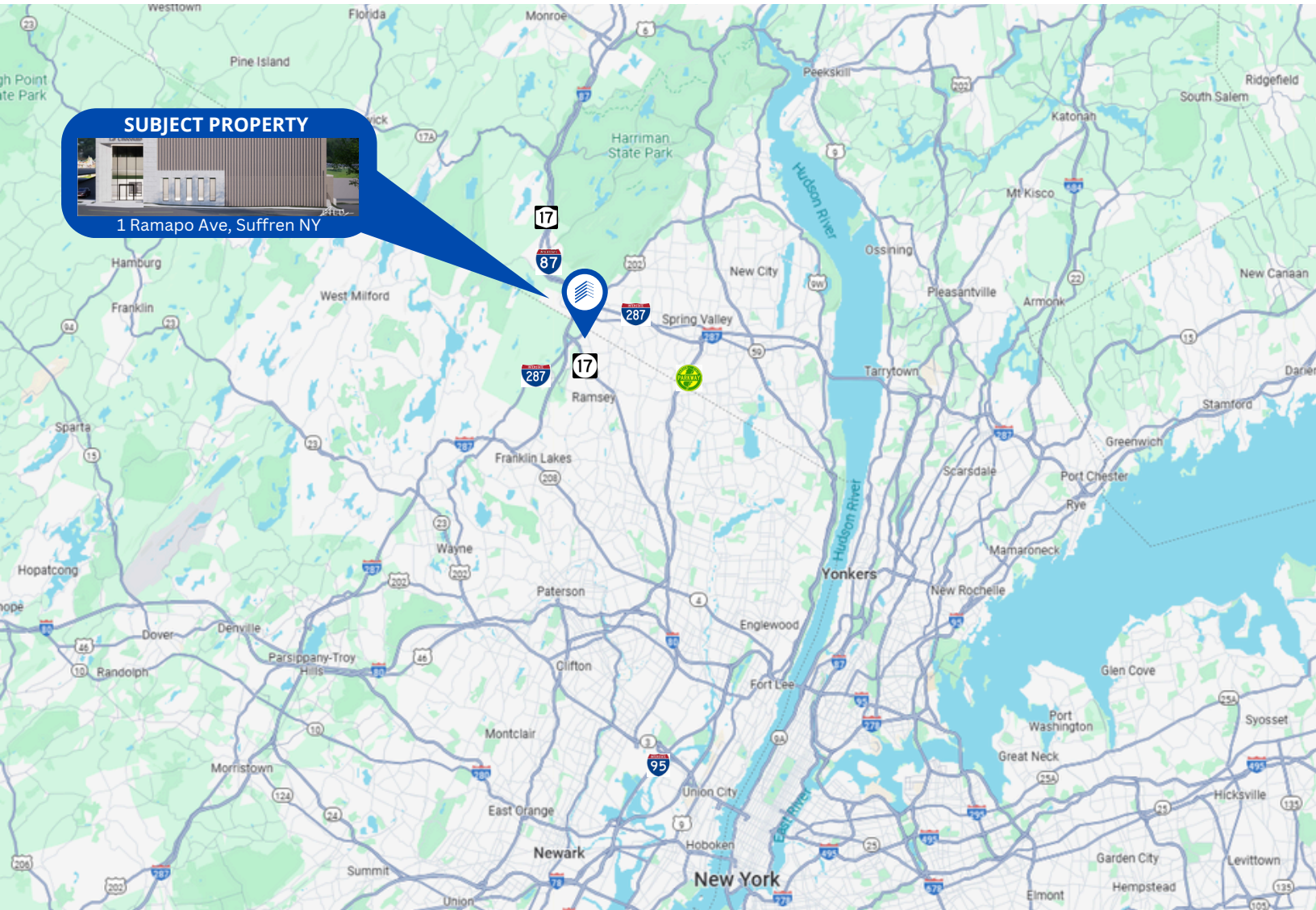
- **Building SF:** +/- 32,200 SF (Possible Expansion to add 42,000 SF)
- **Lot Size:** 1.27 Acres
- **Loading Docks:** 3
- **Clear Ceiling Height:** 11'5"
- **Heat:** Blowers
- **AC:** Entire Space Fully Air Conditioned
- **Water / Sewer:** Municipal
- **Power:** 800 AMP – 3 Phase
- **Drainage:** Floor Drains
- **Use:** Food Processing / Manufacturing / Warehouse space.
- **Zoning:** Zoning M – Manufacturing / Warehousing
- **Taxes:** \$58,800 Year 2024 (\$1.84 PSF)
- **Asking Price:** Please contact broker



FOR ADDITIONAL
INFORMATION CONTACT:

Aron Fulop
646.389.1012
aron@ridgestonere.com





1.9 Miles
Route I-87



2 Miles
NY-17



2.3 Miles
Route I-287



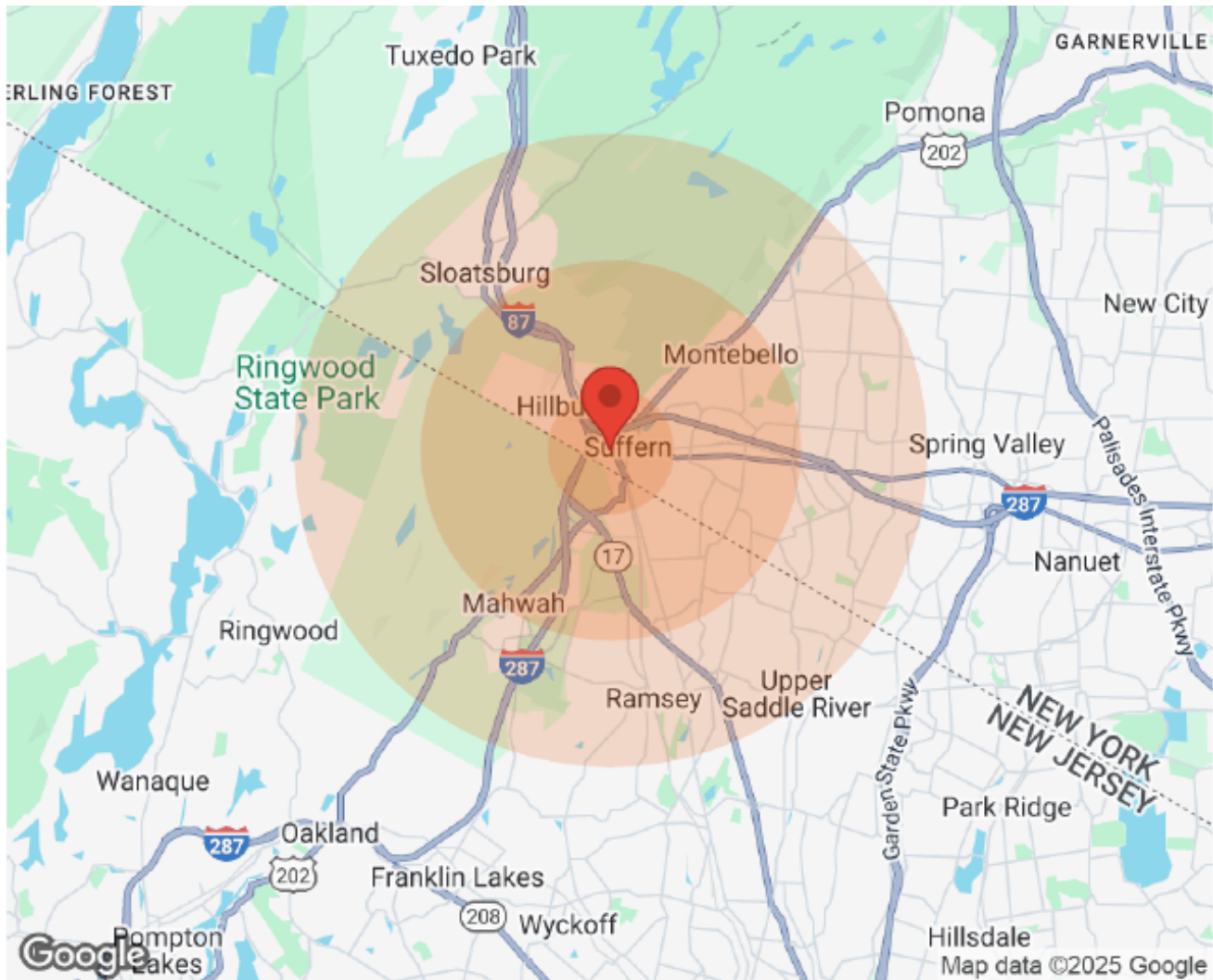
2.3 Miles
NJ-17

FOR ADDITIONAL
INFORMATION CONTACT:

Aron Fulop

646.389.1012

aron@ridgestonere.com



Population	1 Mile	3 Miles	5 Miles
Male	3,904	17,634	55,175
Female	3,859	19,239	57,064
Total Population	7,763	36,873	112,239

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,493	6,420	24,978
Ages 15-24	919	4,443	18,351
Ages 25-54	3,258	13,519	37,216
Ages 55-64	1,005	5,173	13,257
Ages 65+	1,088	7,318	18,437

Race	1 Mile	3 Miles	5 Miles
White	6,046	31,350	101,226
Black	266	859	2,826
Am In/AK Nat	8	183	200
Hawaiian	N/A	N/A	3
Hispanic	2,009	3,997	7,367
Multi-Racial	2,242	4,032	6,920

Income	1 Mile	3 Miles	5 Miles
Median	\$78,964	\$87,168	\$91,050
< \$15,000	250	739	2,373
\$15,000-\$24,999	204	1,110	2,524
\$25,000-\$34,999	160	840	2,352
\$35,000-\$49,999	383	1,551	3,159
\$50,000-\$74,999	497	2,619	5,263
\$75,000-\$99,999	410	2,148	4,437
\$100,000-\$149,999	650	2,932	6,441
\$150,000-\$199,999	241	1,372	3,869
> \$200,000	150	1,795	5,243

Housing	1 Mile	3 Miles	5 Miles
Total Units	3,036	16,275	38,322
Occupied	2,794	15,529	36,433
Owner Occupied	1,661	11,843	27,025
Renter Occupied	1,133	3,686	9,408
Vacant	242	746	1,889

ARON FULOP**(646) 389-1012****aron@ridgestonere.com**

Aron Fulop joined the Real Estate Industry back in 2018 and has since transacted approximately \$250MM in Investment and End user sales. He specializes Sale and Lease, covering NY, NJ and PA, specializing on Industrial properties. Already in his career he has transacted numerous high-profile deals and has extensive experience helping clients on both the buyer and seller sides of Commercial real estate. Aron's extensive knowledge of the market and his focus on outworking the competition has allowed him to consistently find the best deals in a highly competitive market place.

DISCLAIMER

All materials and information received or derived from Ridge Stone Realty Group its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Ridge Stone Realty Group its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Ridge Stone Realty Group will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Ridge Stone Realty Group makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Ridge Stone Realty Group does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by Ridge Stone Realty Group in compliance with all applicable fair housing and equal opportunity laws.

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

Ridge Stone Realty Group Inc.**845.377.0802****1 N Madison Ave, Suite # 101, Spring Valley, NY 10977**