

Contractors Yard - Manufacturing - Office Space



**353 State Route 17,
Hillburn, NY 10931**

FOR ADDITIONAL
INFORMATION CONTACT:

Aron Fulop
646.389.1012
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Property Summary

Ridge Stone Realty Group is pleased to offer a sales or leasing opportunity for the property at 353 State Route 17, encompassing 2.09 acres with 5,311 square feet of versatile space.

This property includes 3,311 square feet of modern office space and 2,000 square feet of manufacturing and industrial space, featuring a maximum ceiling height of 29 feet and two drive-in doors for efficient access.

Additionally, the outdoor storage area is ideal for contractor and landscaping businesses, set against a scenic backdrop.

Strategically located near NY 17 in Hillburn, NY, it is less than a mile from I-87 and 2.2 miles from I-287.



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Property Highlights

- **Lot Size:** 2.09 Acres
- **Total Building SF:** +/- 5,311 SF
- **Manufacturing / Industrial Space:** 2,000 SF
- **Office Space:** +/- 3,311 SF
- **Drive Ins:** 2
- **Clear Ceiling Height:** 12' - 29'
- **Heat:** Blowers
- **Asking Price:** Contact Broker For Details

Potential Uses

- Construction and Building Supplies
- Landscaping and Nursery Services
- Mortgage / Insurance Agencies
Office-Based Firms
- Construction Equipment Rental Services
- Nurseries and Garden Centers
- Event Production Companies
- Ironworkers
- Manufacturers Showrooms

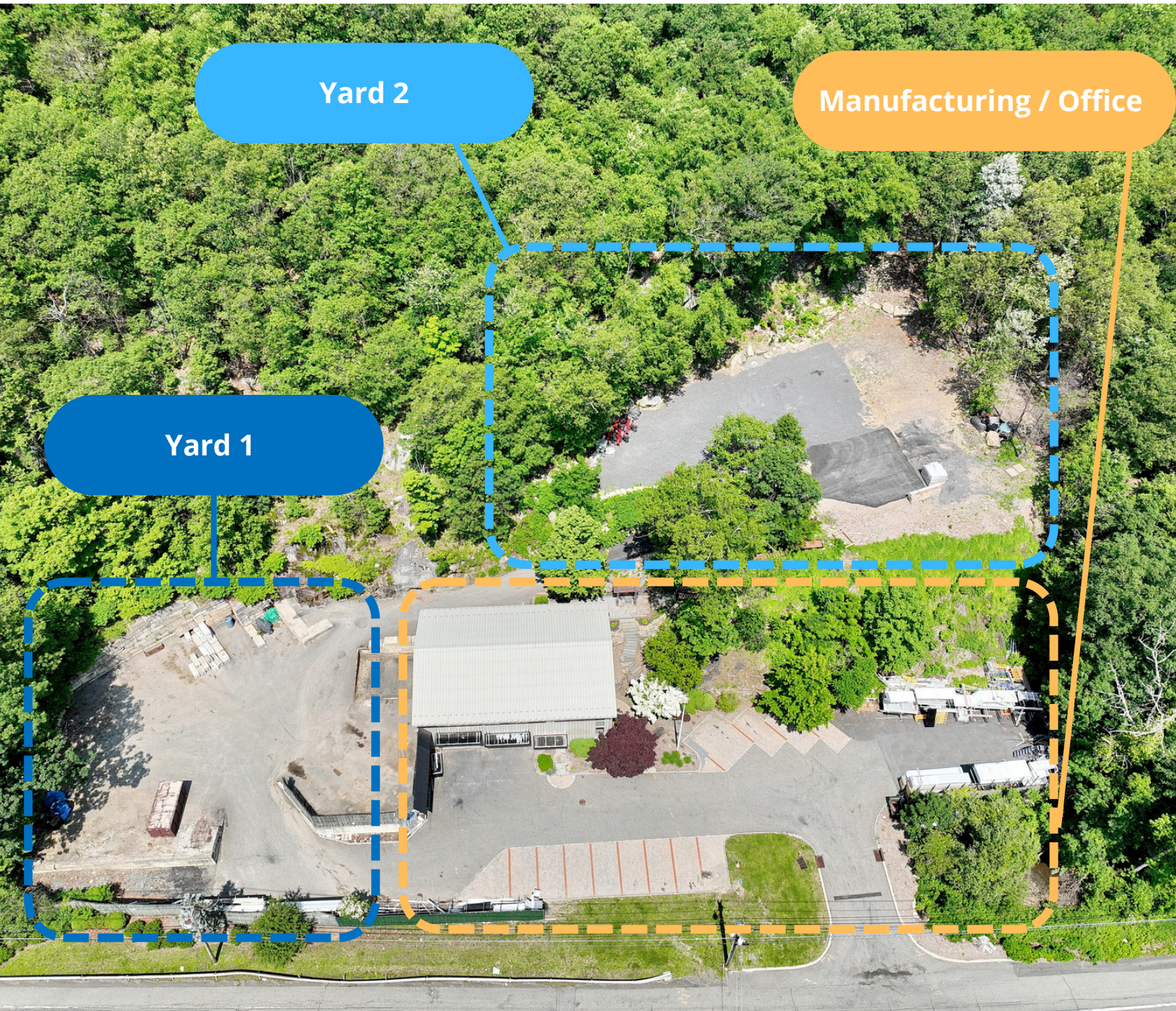


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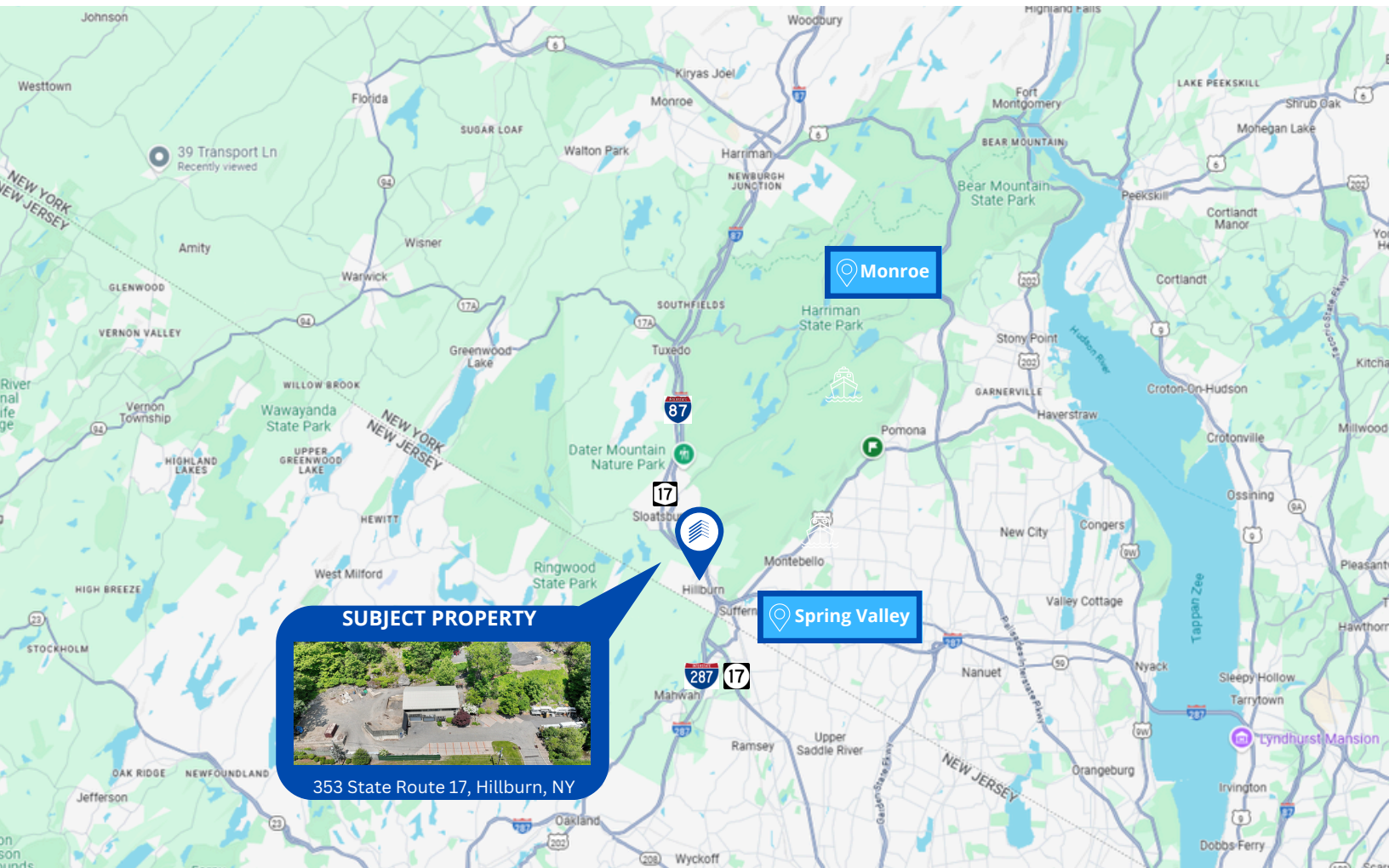
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0.3 Miles
I-87



0.1 Miles
NY-17



2.2 Miles
2-87



3 Miles
NJ-17

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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.

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