

# FOR SALE

**EXCELLENT USER/INVESTOR OPPORTUNITY**

**40 Ramland Road, Rockland County, New York**

**\$6,000,000**



## **INVESTMENT HIGHLIGHTS**

- 40,000 Square Feet Flex/Office
- 20,000 Square Feet Floor Plates
- Features 2 Drive-In Doors
- Zoned LIO (Light Industrial Office)
- Ample Parking
- Can Be Delivered Vacant



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**We Own. We Manage. We Lease.**