

# FOR SALE

***EXCELLENT INVESTOR / USER OPPORTUNITY***

**40 Ramland Road, Orangeburg, New York**



## **INVESTMENT HIGHLIGHTS**

- 42,000 Square Foot Flex Building
- Fully Vacant Come January 2022
- Two Roll-Up Dock Doors
- Abundant On-Site Parking with 122 Spaces
- Center of Orangeburg's Desirable Commercial Corridor
- Conveniently Located on the New York and New Jersey Border



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