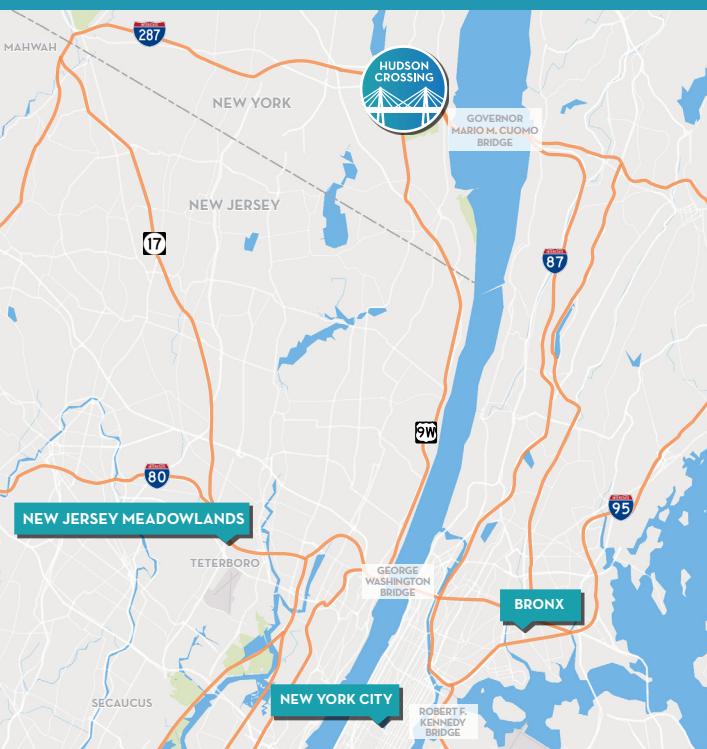




**UNDER NEW OWNERSHIP!**

INDUSTRIAL SPACE FOR LEASE  
**875 WESTERN HIGHWAY**  
BLAUVELT, NEW YORK



**98,172**  
(divisible)

**Available SF**



**23'**

**Ceiling Height**



**6**

**Dock Doors**



**1**

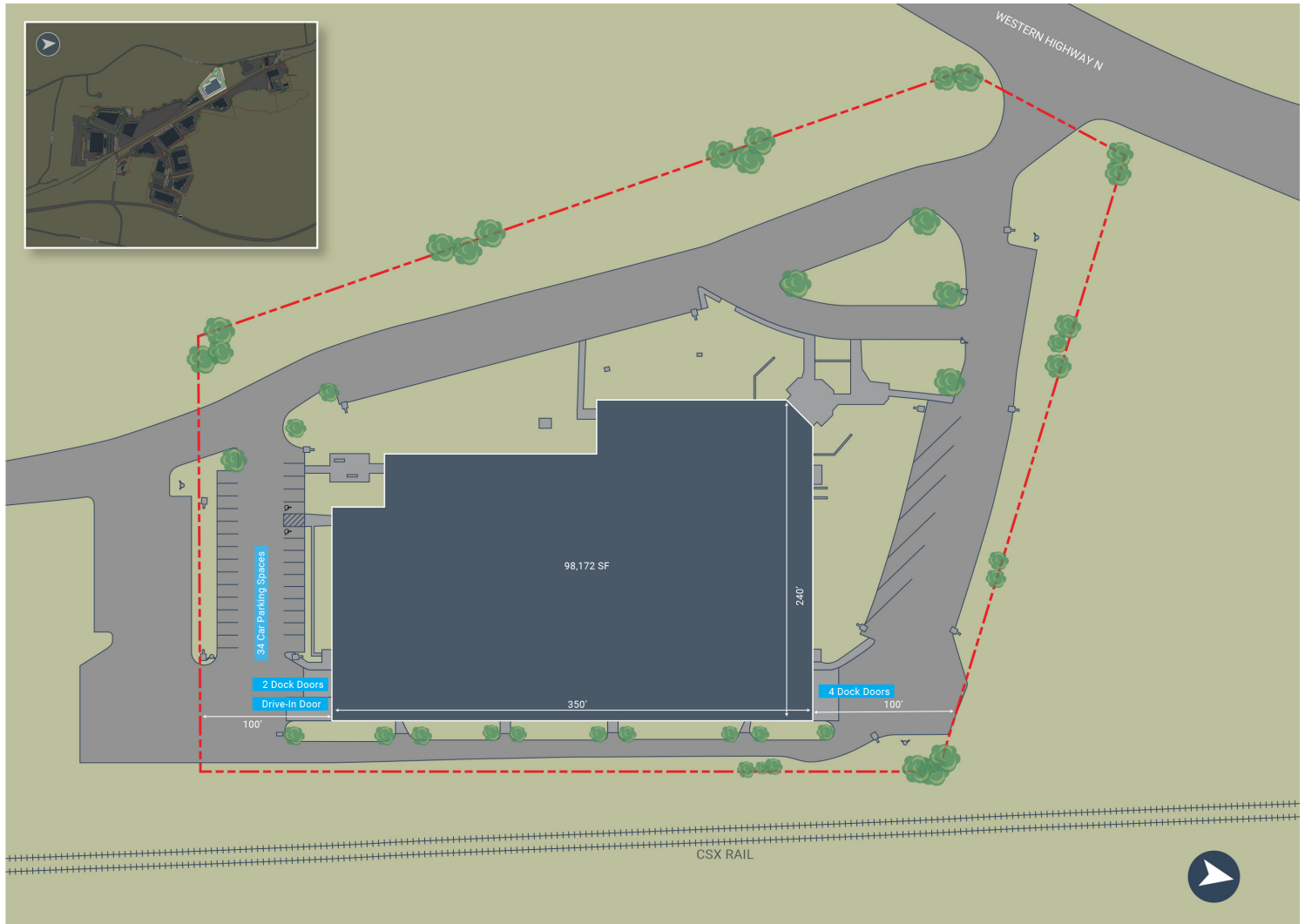
**Drive-in Door**

- » Available 9/1/2021
- » 98,172 SF total building
- » 98,172 SF (divisible) available
- » 18,839 SF mezzanine
- » Built 1981
- » 40' x 40' column spacing
- » 23' ceiling height
- » 6 dock doors
- » 1 drive-in door
- » 34 car parking spaces
- » Wet sprinkler
- » Power: 600 amps, 480/277 volts, 3 phase, 4 wire & 400 amps 480/277 volts, 3 phase 4 wire



INDUSTRIAL SPACE FOR LEASE  
**875 WESTERN HIGHWAY**  
BLAUVELT, NEW YORK 10913

**SITE PLAN**





# INDUSTRIAL SPACE FOR LEASE

## 875 WESTERN HIGHWAY

BLAUVELT, NEW YORK 10913



### GROUND LEVEL

4 DOCK DOORS

1 DRIVE-IN DOOR

2 DOCK DOORS

98,172 SF  
(DIVISIBLE)  
AVAILABLE

### MEZZANINE LEVEL

18,839 SF OFFICE

#### THOMAS F. MONAHAN

Vice Chairman  
+1 201 712 5610  
thomas.monahan@cbre.com

#### STEPHEN D'AMATO

Executive Vice President  
+1 201 712 5616  
stephen.damato@cbre.com

#### LARRY SCHIFFENHAUS

Executive Vice President  
+1 201 712 5809  
larry.schiffenhaus@cbre.com

**CBRE**



**HUDSON-CROSSING.COM**