



ALL-NEW RENOVATED BUILDING

1099 Route 17

Tuxedo, NY | Orange County



**CALLING ALL CONTRACTORS, PLUMBERS & ELECTRICIANS!**

**ALL NEW RENOVATED BUILDING!**

**Property Highlights**

- 1,790 SF free-standing building on .03 acre
- Small, clean, new office area with new bathroom
- 1,000 SF storage space with overhead door
- Additional 1,000 SF walk-up attic storage
- Fenced-in rear yard for parking
- Ideal for a contractor's office



**LEASE PRICE: \$3,000 / month**

For more information, please contact:

**John Coladonato**  
**Real Estate Salesperson**  
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## LOCATION MAP



## Location Highlights

- Convenient NY Route 17 main road location
- Close to NYS Thruway (I-87)
- Easy access to Monroe, Rockland County and close to New York / New Jersey border

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