

Spacious Light Industrial Tractor Trailer Accessible For Lease



Light Industrial For Lease
Warehouse / Distribution / Storage

97 North Water Street

Ossining, NY 10562

Great Opportunity for Lease

11,460 SF
SQUARE FEET

\$17 / SF MG
OFFERED AT

ANDREW GROSSMAN
Licensed Real Estate Salesperson

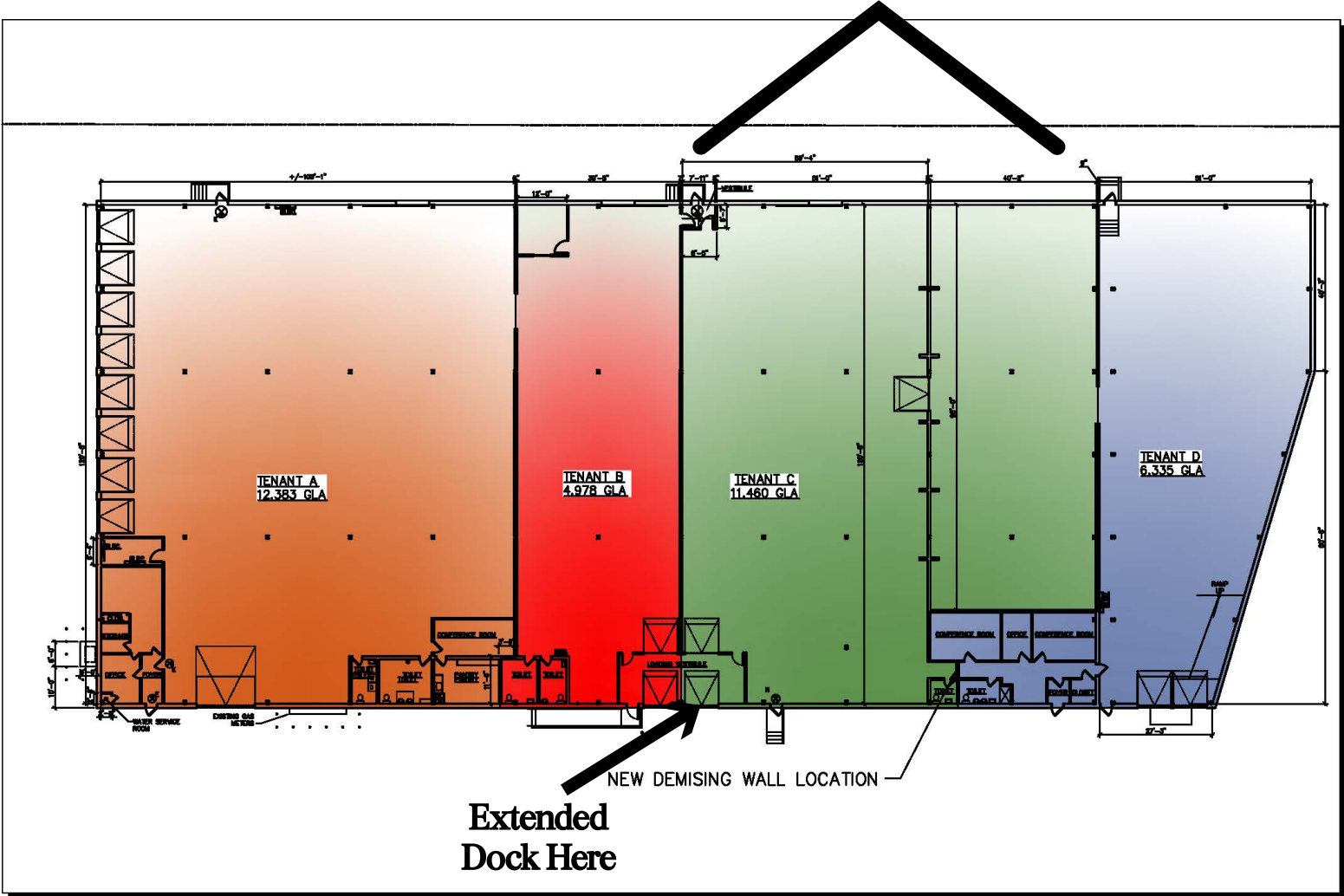
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800 Westchester Avenue, Suite N-517, Rye Brook, NY 10573
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Existing Conditions:

- Spacious +/- 120' Deep x 98' Wide
- Cinder Block Building / Heavy Floor Load
- 14' 3" Under Beam / 16' 2" Above Beam
- Modine & Radiant Heaters
- Gas Heat, Town Water & Sewer
- Loading Dock w/ Large Indoor Staging Area
- Balanced Light, 200 AMPS, 3 Phase
- Additional Parking Available
- **Tractor Trailer Accessible**
- **Overnight Tractor Trailer Parking**

11,460 SF Available



	JOB TITLE: PRELIMINARY SPACE PLAN		JOB No.: 20021	
	DWG TITLE: BOMA STUDY		SCALE: NOT TO SCALE	
	© 2020 DENNIS NOSKIN ARCHITECT, P.C.		ISSUE DATE: 5.20.21	
	97 WATER STREET OSSINING, NY, 10562		Dennis Noskin Architects 100 White Plains Road Tarrytown, New York 10591 t. 914.631.2345 f. 914.631.8776 www.dnarchitect.com	



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The information contained in this Offering Memorandum is confidential, furnished solely for the purpose of review by a prospective purchaser of certain information relating to the property mentioned herein (the "Property"), and is not to be used for any other purpose or made available to any other person without the prior written consent of HLC. The material is subject to errors and omissions and based on part upon information supplied by sources deemed reliable.

Exterior



Interior



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Additional Parking Available



Aerial Map

