



# 100

GRASSLANDS ROAD  
ELMSFORD, NY

**Second Floor Warehouse at \$16.75 PSF w/Freight Elevator Access to Shared Loading**

**METICULOUSLY MAINTAINED UNIQUE FLEX BUILDING IN CORPORATE PARK SETTING**



# PROPERTY DETAILS



SOUTH SIDE DRIVE-IN

- 3,230 RSF & 2,548 RSF second-floor availability
- 3 Drive-In Doors (shared access)
- Center door has electric hydraulic dock lift platform w/5000lb capacity
- Modern, open entryway
- Second-floor freight elevator access
- Ceiling heights up to 20' in various areas
- 100% air conditioned
- Fully sprinklered throughout
- Ample parking
- Interior alterations available to suit tenant needs



INTERIOR WITH HIGH CEILINGS



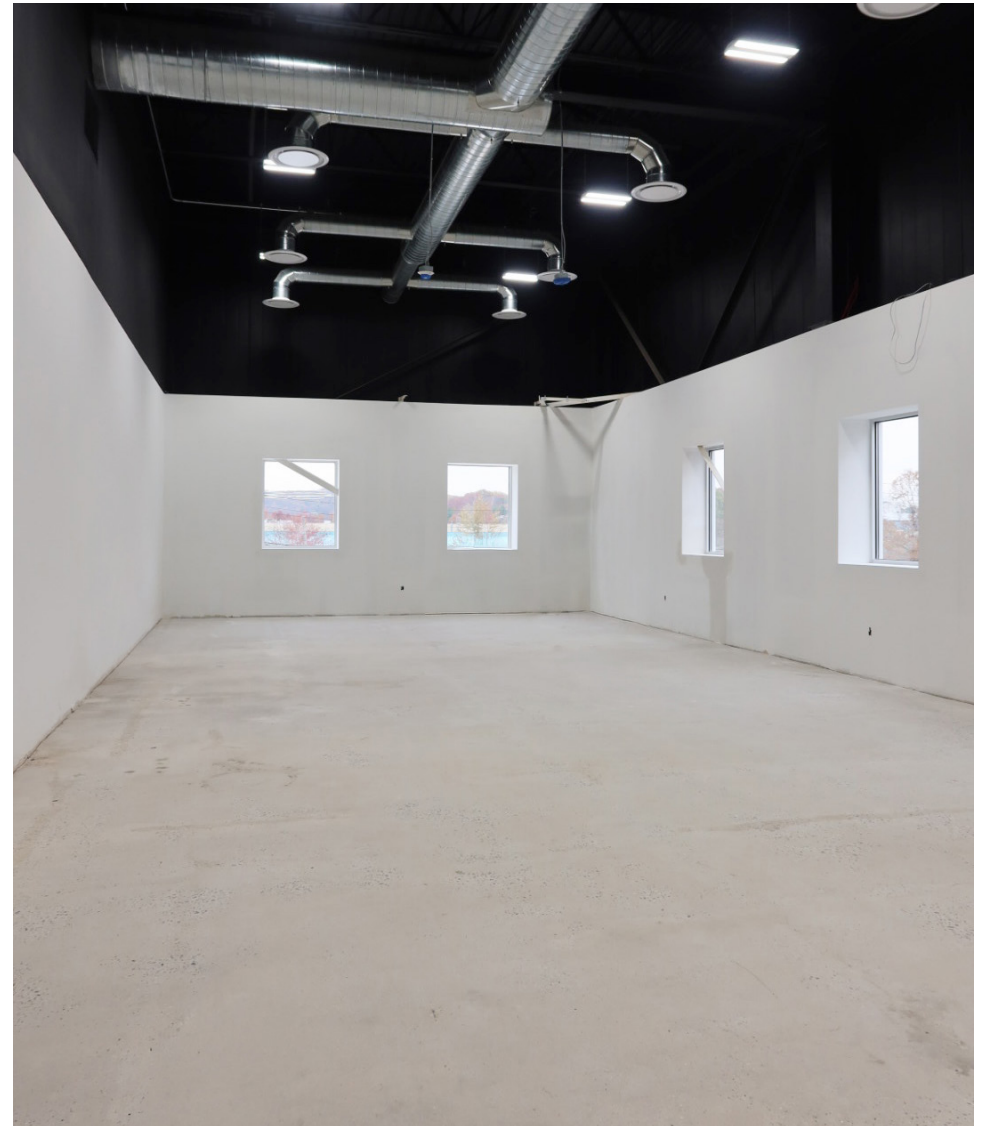
LOBBY

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GRASSLANDS ROAD  
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**RM FRIEDLAND**  
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**Jillian Reiner**  
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# SECOND FLOOR



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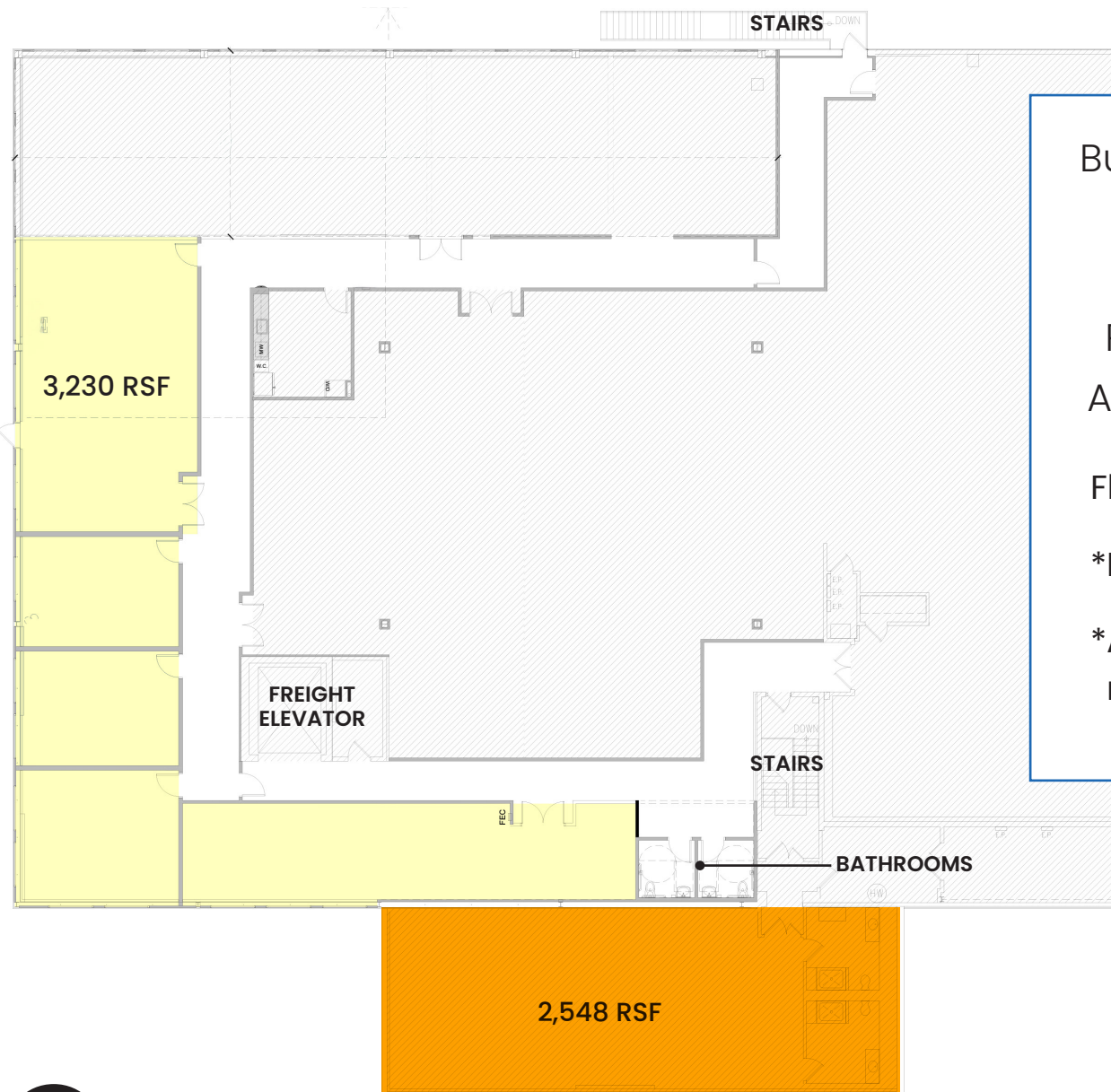
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# SECOND FLOOR PLAN



Building Size: **48,682 RSF**

Available: **3,230 RSF**

**2,548 RSF**

Possession: **Immediate**

Asking Price: **\$16.75 +TE**

Flexible configurations available

\*Interior alterations to suit

\*Additional space can be made available

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# AREA MAP



2.1 MI



1.9 MI



2.3 MI

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