

4 Warehouse Lane | Elmsford | NY



For lease

70,626 Total SF Industrial Space Available

Suite B 16,350 SF

Suite C 46,000 SF

Suite D 8,276 SF

 | REALTERM

www.4warehouselane.com



4 Warehouse Lane, Elmsford, NY

- ~70,626 SF total space available
- ~200,719 SF total building
- 32.29 acres
- Construction:
 - Walls: Concrete and masonry block
 - Floors: Concrete
 - Columns: 8" Steel "H"
- Sprinkler: 100% wet system
- Utilities
 - Power: ConEdison (480/277 V)
 - Water: Town of Greenburgh
 - Sewer: Town of Greenburgh

Suite B - 16,350 SF

- ~16,350 SF total space available
- ~496 SF offices
- ~15,854 SF warehouse
- 18' - 21' clear ceiling height
- 25' x 40' column spacing
- Loading:
 - Three (3) total dock high doors as follows:
 - One (1) 7'x8' doors with bumpers and seal
 - Two (2) 7'x9' doors with bumpers and seals
- Parking: Five (5) exclusive spaces, three (3) non-exclusive spaces

Suite C - 46,000 SF

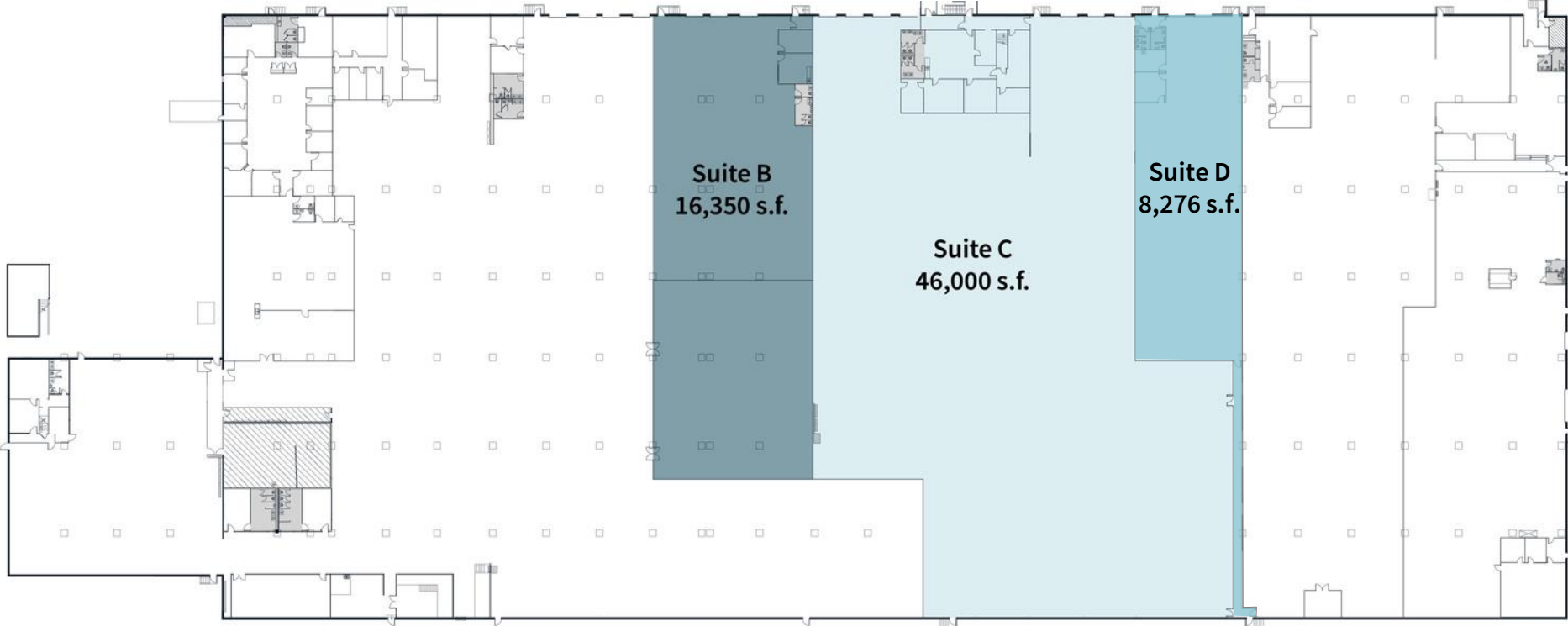
- ~46,000 SF total space available
- ~2,760 SF offices
- ~43,240 SF warehouse
- ~5,000 SF additional office available above warehouse
- 18' - 21' clear in warehouse area; 16'4" clear in loading dock area
- 25' x 40 column spacing
- Loading:
 - Six (6) total motorized dock high doors as follows:
 - Three (3) 8'x10' doors with bumpers and levelers;
 - Three (3) 7'x8' doors with bumpers and levelers
- Parking: Three (3) exclusive spaces, fifteen (15) non-exclusive spaces, eight (8) box truck parking spaces at Tenant's loading doors

Suite D - 8,276 SF

- ~8,276 SF total space available
- ~375 SF offices
- ~7,901 SF warehouse
- 18' - 21' clear ceiling height
- 25' x 40' column spacing
- Loading:
 - Two (2) total dock high doors (7'x8')
- Parking: Four (4) non-exclusive spaces
- ~2,000 SF (~69' x ~29') Walk-in Cooler Available*
- * Owned by current tenant

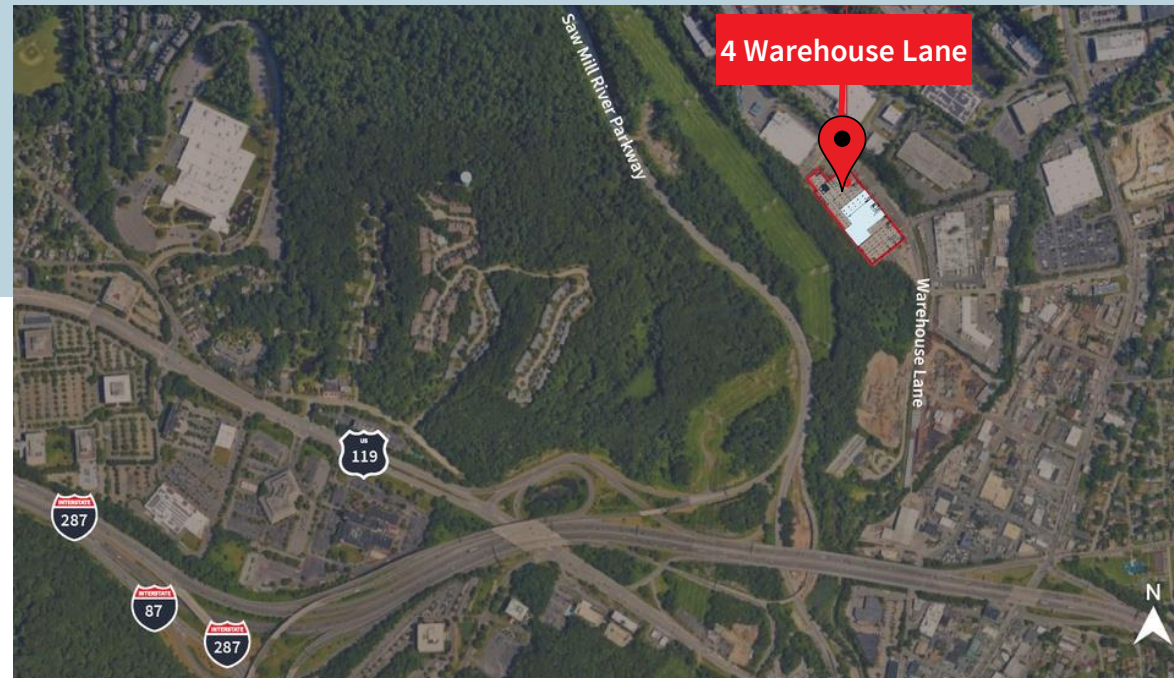
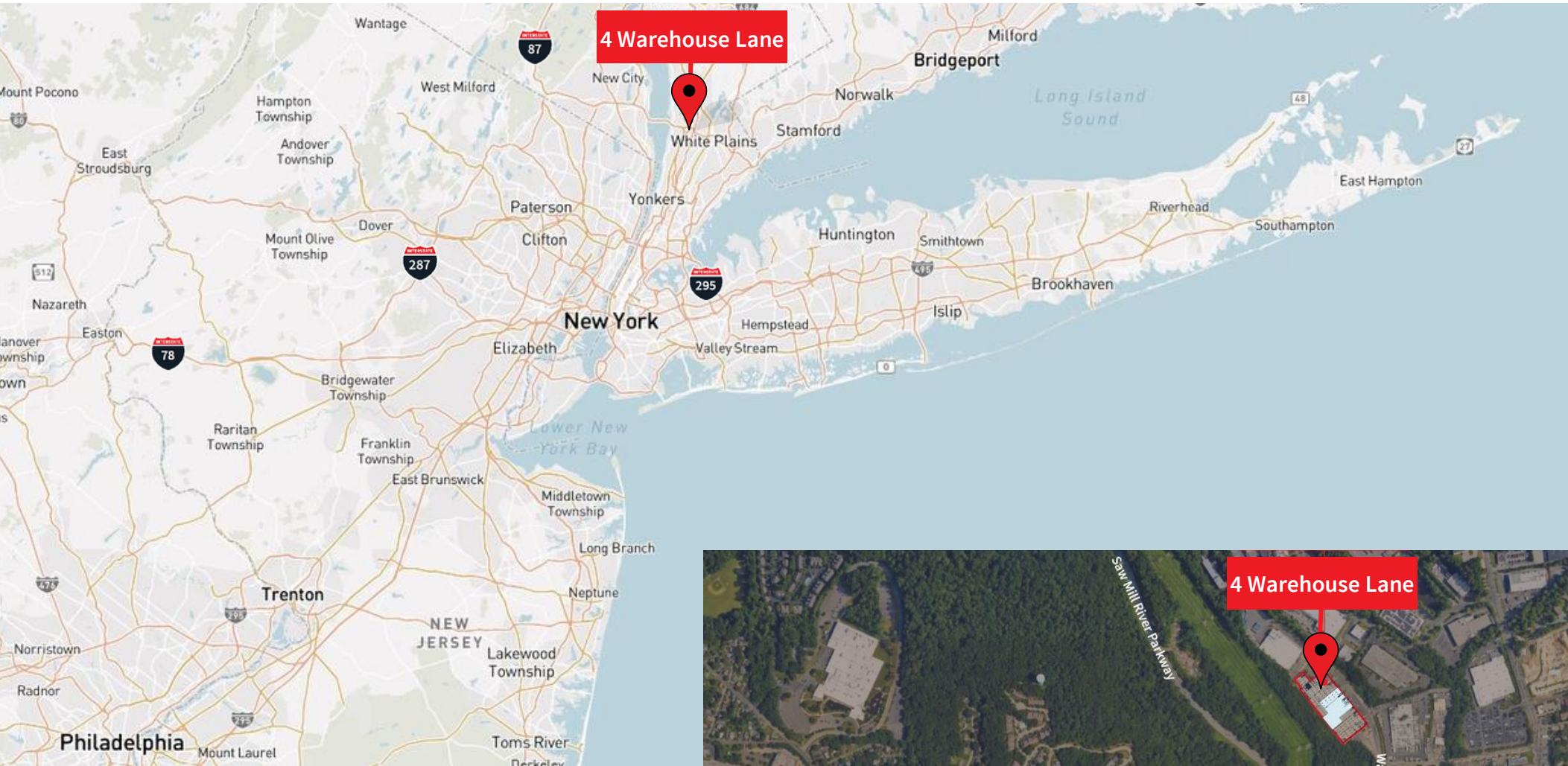
Site plan

70,626 SF Total Available



Location

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