

WAREHOUSE

FOR SUBLEASE



PREMIER LOCATION



94 Business Park Drive
Armonk, New York

71,574 SF AVAILABLE

SUBLEASE THROUGH 9/2033



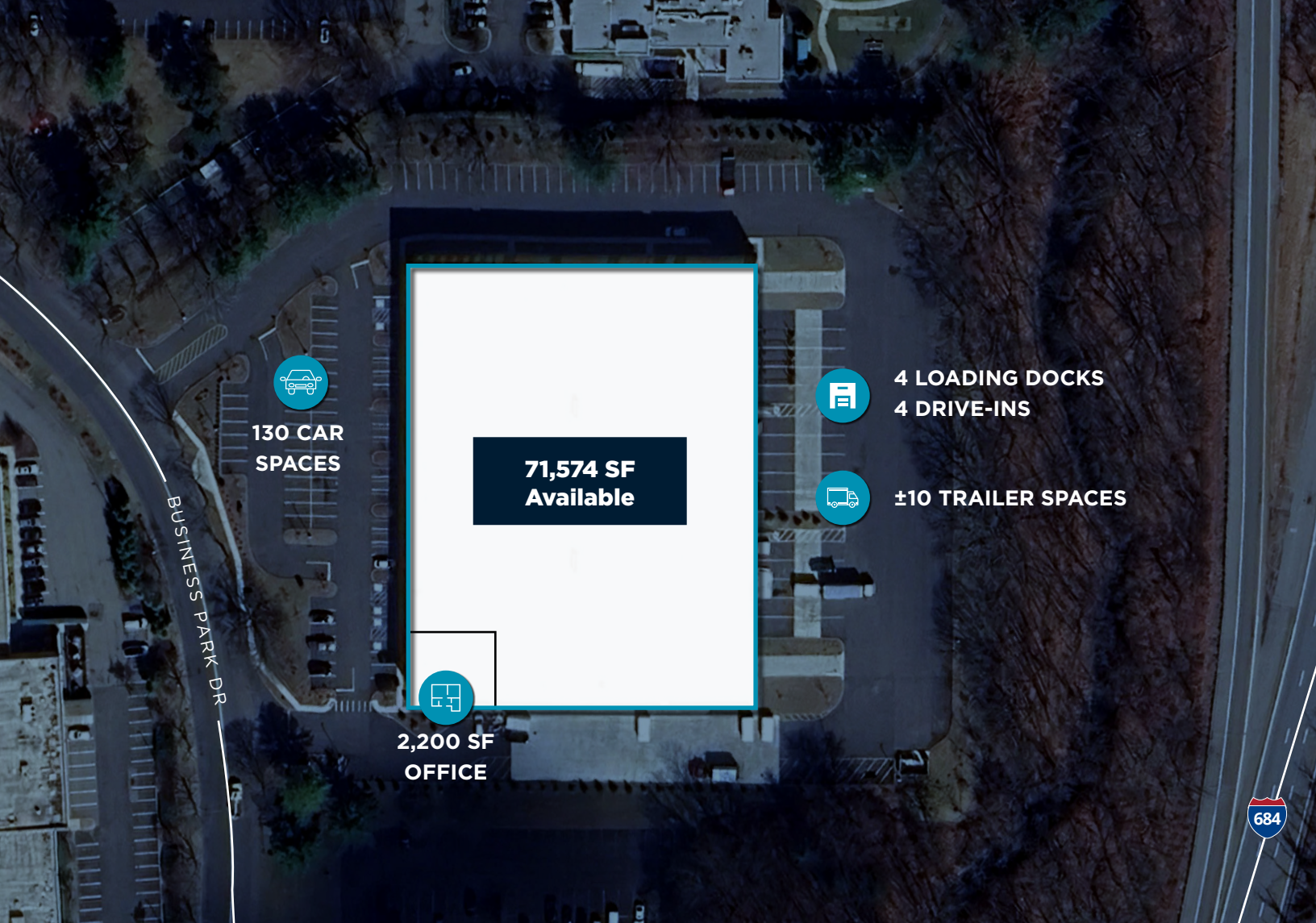
New
Construction



Close Proximity to
I-685 & Rt 22



Prime New York
Location



PROPERTY OVERVIEW



Sublease Term:
Through 9/2033



**Abundant Parking
& Loading**

Available SF	71,574 SF
Office SF	2,200 SF
Acreage	5.51 Acres
Year Built	2023
Clear Height	32'
Loading	4 Loading Docks 4 Drive-Ins
Parking	130 Car Spaces ±10 Trailer Spaces
Column Spacing	59'3" x 50'4"
Lighting	LED
Power	1000amps, 480/277v, 3-phase, 4 wire
Sprinkler	ESFR

PREMIER LOCATION

A premier location that is directly off of I-684 and Route 22. This property is uniquely located to provide a broad supply chain solution for New York, Northern Jersey and NYC and is well positioned for any last mile ecommerce use.

Route 22	0.2 mi
I-684	0.5 mi
I-287	7.8 mi
I-87	10.3 mi
Tappen Zee Bridge	16 mi
GW Bridge	28 mi
LaGuardia Airport	30 mi
Port Newark/Elizabeth	50 mi



30 Minutes
to LaGuardia Airport



1 Hour
to Port of Newark



50 Minutes
to Midtown NYC





94 BUSINESS PARK DR
ARMONK, NY

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