

100 Business Park Drive Armonk, NY Prime Industrial "Build to Suit"



FOR LEASE – Rare Opportunity
Proposed +/- 54,000 SF Warehouse! Divisible!

PROPERTY FEATURES

TOTAL SPACE AVAILABLE +/-	54,000
DIVISIBLE SF	27,000
WAREHOUSE / MEZZANINE SF +/-	44,000 / 10,000
CLIMATE CONTROLLED	Yes
DOCKS	Yes
ONSITE PARKING	Yes
ZONING TYPE	Industrial / Flex
AVAILABILITY	Early 2024
WAREHOUSE CEILING HEIGHT +/-	30'
SITE PLANS AVAILABLE	Yes
STORIES	1
TRANSPORTATION	Blocks to I684 / Minutes to Greenwich CT & White Plains
LOCATION	Walk to town (banks, restaurants, cafes, hair salons, gym, post office, supermarket, etc.)

FOR LEASE

ASKING LEASE PRICE: \$22 PSF NNN

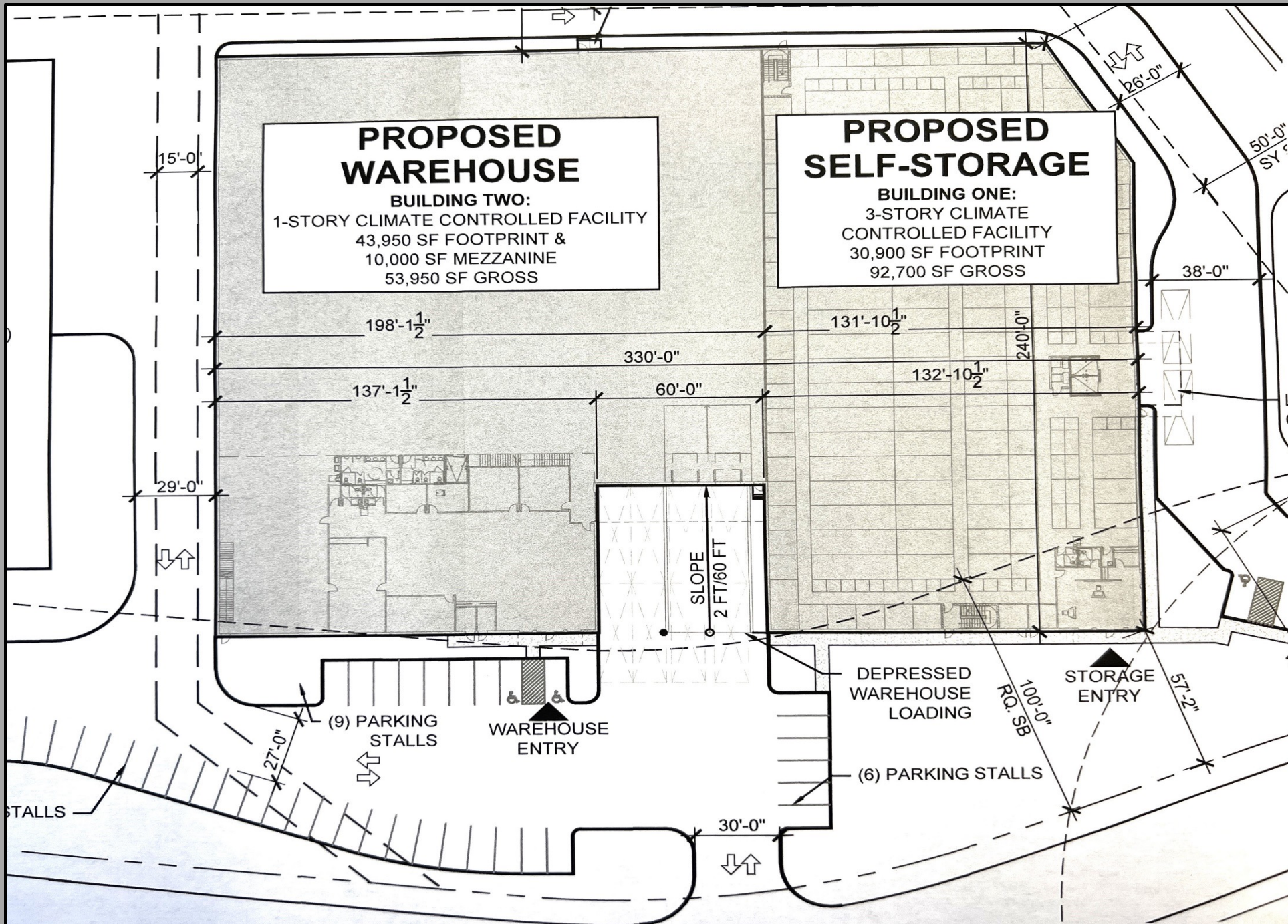


Exclusively Marketed By:

**Frank Rao & Michael Rao
New York Commercial Realty Group LLC
(914) 287-6410**

frao@nycrgroup.com / mrao@nycrgroup.com

SITE PLAN



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