

# **700 EXECUTIVE BOULEVARD**

## **Elmsford, New York**



**13,000 - 43,000 Square Feet**  
**INDUSTRIAL/WAREHOUSE AVAILABLE**

### **PROPERTY FEATURES**

- 3 Loading Docks
- 1 Drive-In Door
- Access to I-87, I-287, Saw Mill River Road (Route 9A), Sprain Brook and Bronx River Parkways
- Bus Service to Northern and Southern Westchester

**MANUFACTURING**

**FLEX**

**STORAGE**



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## INDUSTRIAL/WAREHOUSE

### PROPERTY OVERVIEW

#### Rentable Building Area:

107,698 SF  
6,552 SF Office  
65,746 SF On-Grade, 16 Foot Clear  
17,700 SF Upper Mezzanine  
17,700 SF Lower Mezzanine

#### Overhead Doors:

South Side: 6 Loading Docks w/ 1 Drive-In Door  
North Side: 3 Loading Docks

#### Ceiling Height:

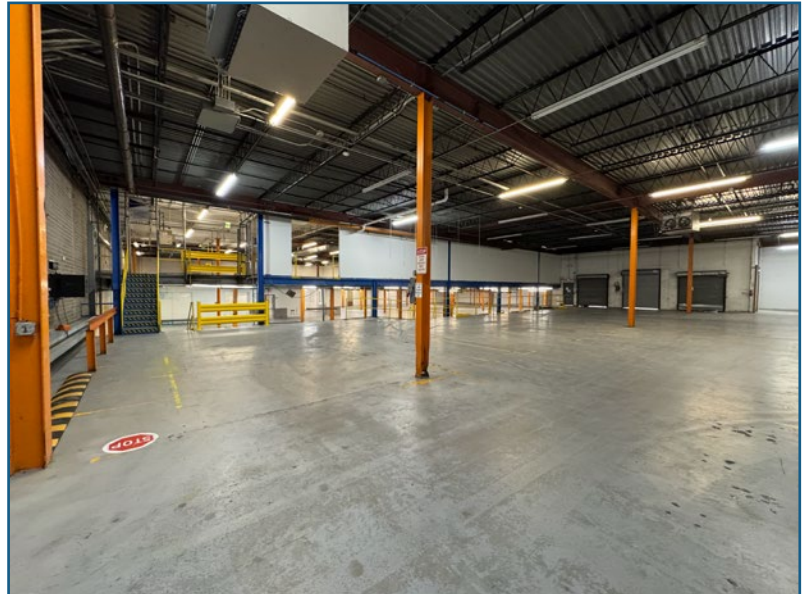
16 Feet on Main Level

#### Other:

HVAC, Sprinklers, Gas Service, New Roof,  
On-site Parking

#### Zoning:

Zoning District Designated as PD;  
Nonresidential Planned Development District



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